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I- 3868/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 098688

*Handwritten notes:*  
1/2-1049

विशेष प्रसाद  
 Suseen chandra Prasad  
 Deo Kumar Gupta  
 अनन्ता देवी



L.I.I of Smt. Laljhari Devi  
 by the pen of Vinod K. Prasad.

*Handwritten signature:*  
विशेष- 24/7

GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY IS MADE ON THIS THE

02ND DAY OF JULY 2019.

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

Atel: District Sub Registrar,  
 Siliguri-II at Baklogra

03 JUL 2019

*Handwritten mark:*  
G.

145 01.7.19

Sri Birendra Prasad & others  
Tyotinagar colony, Siliguri  
one hundred

Tamara Nay  
Govt. ...  
...  
077 ...

विक्रम प्रसाद



2956

विक्रम प्रसाद



2957

Surendra Prasad



2958

Deo Kumar Gupta



2959

मनजरी देवी



2960

T.I of Smt. Laljhari Devi  
by the pen of Vikram Prasad.



Add. Dist. Sub Registrar  
Siliguri, Dist. Darjeeling

02 JUL 2019

সুসেন্দ্রা প্রসাদ  
Surenendra Prasad

ডেও কুমার গুপ্তা  
Deo Kumar Gupta

স্মিতা দেবী  
Smita Devi



ল.টি.এ. স্মি. লালজারী দেবী  
by the pen of Smt. Laljhari Devi

স্মি. নর্মলা দেবী  
Smt. Nirmala Devi

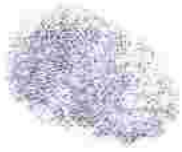
BY : 1. **SRI BIRENDRA PRASAD**, son of Late Alidev Sah, 2. **SRI SURENDRA PRASAD**, son of Late Alidev Sah, 3. **SRI DEO KUMAR GUPTA**, son of Sri Shiv Datt Sah, 4. **SMT. ANANTI DEVI**, wife of Sri Gopaljee Sah, 5. **SMT. LALJHARI DEVI**, wife of Sri Rajkishor Prasad and 6. **SMT. NIRMALA DEVI**, wife of Sri Ashok Kumar Prasad, all are Hindu by faith, Indian by Nationality, Nos.1 to 3 - Business by occupation and Nos.4 to 6 - House-wives by occupation, Nos.1 to 3 residing at Jyotinagar Colony, Champasari More, Siliguri, P.O.- Champasari ( Pradhan Nagar ), P.S.- Pradhan Nagar, District - Darjeeling, PIN - 734003, in the State of West Bengal and Nos.4 to 6 residing at Hill Cart Road, near S.B.I., Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal, hereinafter called the " **PRINCIPALS** ". ( I.T. PAN- AFNPP9267N, ADXPP7949K, AGNPG3291N, ABKPG0483G, ACEPD1090K and ACOPG0287B )

TO : **SRI DEBABRATA SARKAR**, son of Late Bhabataran Sarkar, Hindu by faith, Indian by Nationality, Business by occupation, residing at Vinayak Apartment, Pradhan Nagar, Siliguri, P.O. and P.S. - Pradhan Nagar, District- Darjeeling, PIN - 734003, in the State of West Bengal, hereinafter called the " **ATTORNEY** ". ( I.T. PAN- AKOPS3890E )

KNOW ALL MEN BY THESE PRESENTS, we, the abovenamed Principals are the sole, absolute and exclusive owner of all that piece or parcel of land measuring 1.9925 Acres, more particularly described in the Schedule given hereinunder.

THAT we, the Principals, have entered into a Development Agreement with SHELCON PROPERTIES PRIVATE LIMITED dated 01.07.2019, being Document No.3838 for the year 2019, registered at the Office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, District- Darjeeling, for construction of a multi-storied building on the Scheduled land.

G.



2961

गणेश देव



2962

2962

Debabrata Sarker

Subrata Chakravarty  
S/O S.R. Chakravarty  
North Bharat Nagar  
Siliguri - 734006  
P.O. Rabindra Sarani  
P.S. Siliguri  
DC. Darjeeling



Add. Dist. Sub Registrar  
Siliguri, H. S. Bagdara, Dist. Darjeeling

02 JUL 2019

सुसंद्रा प्रसाद  
SUSENDRA PRASAD  
DEOKUMAR SARKAR

: 3 :

अभिषेक



L.I. of Smt. Laljhari Devi  
By the pen of Vivek K. Prasad

अभिषेक

**NOW THEREFORE BY THESE PRESENTS** we, the Principals, in pursuance of the abovementioned Development Agreement being Document No.3838 for the year 2019, do hereby nominate, constitute and appoint, abovenamed - **SRI DEBABRATA SARKAR**, son of Late Bhabataran Sarkar, Director of SHELCON PROPERTIES PRIVATE LIMITED as our true and lawful attorney for us, in our name and on our behalf to inter alia, do and perform the following acts, deeds and things jointly particularly in pursuance of the abovementioned Development Agreement on our behalf in the manner as under.

1. To appear for and represent us before all Municipal Bodies/Corporation, Revenue Office/s, Settlement Office/s, before any Magistrate and in all courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunals and/or other authorities and in all Govt./Semi-Govt. department/office and to sign, execute, verify and file plaints, written statements and petitions, and also to present appeals in any court, and to accept services of all summons, notices and other processes of law.
2. To further get the plan, elevations, designs, drawings and specifications prepared and approved from appropriate authority if required and to sign all papers/documents and to represent with respect to the above in getting the plan sanctioned as well as for obtaining occupation certificate from the authority concerned.
3. To construct the said complex thereon as per approved plan and for same store building materials as per requirement, keep guard/chowkidar or any other staff or take other security measures including padlocks.
4. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management, development of the Scheduled land.

Gi

सुरेन्द्र प्रसाद  
Suresh Prasad  
DEO Kumar Gupta

31/07/2019  
: 4 :



L.T.I of Smt. Laljhori Devi  
by the pen of Vivek K. Prasad.

11/07/2019

5. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the Scheduled land by the concerned authority/ies.

6. To advertise in the media and/or publish brochure, etc., for sale of the residential / commercial units in the said complex, the cost of which shall be borne by the Attorney.

7. To sell all the constructed area (comprising of Shops, Flats, Parking Spaces and Utility Spaces - Store for Household Goods) in the said multi-storied building except those units allocated as Landlords' / Owners' Area, more particularly described in the abovementioned Development Agreement being Document No.3838 for the year 2019, with all right, title, interest and easement thereto and to execute and sign proper documents/sale deeds in this connection and to incorporate assurances in the documents/sale deeds relating to perfectness of the title to the property and to give assurance and to include any indemnity clauses in such deeds as may be necessary.

8. To receive baina money, balance of the consideration amount against sale and to give valid receipt/s thereof and discharge the intending purchaser/s from the payment thereof and to admit such receipt/s before the Sub-Registrar or any other concerned authority/ies.

9. To receive consideration on the transfer of Shops, Flats, Parking Spaces and Utility Spaces ( Store for Household Goods ) in the said multi-storied building except those units allocated as Landlords' / Owners' Area, more particularly described in the abovementioned Development Agreement being Document No.3838 for the year 2019.

Co.

पदवी ५४११६

Suresh Chandra Prasad

Deo Kumar Gupta

: 5 :



L.T.I of Smt. Laljhari Devi  
by the pen of Vivek Prasad

पदवी ५४११६

10. To present the documents/sale deeds on our behalf before the registering authority and admit execution thereof and to sign such papers, affidavits, vouchers, documents and registers as may be necessary and do such other things for registration of documents/sale deeds as our said attorney shall consider necessary for properly and legally conveying the properties to the purchaser as fully and effectually in all respect as we could have done the same ourselves.

11. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court anywhere within or outside India in its civil, criminal, revenue, revision or before any tribunal or arbitration or industrial court, income-tax and sales-tax authorities, to act and plead, to sign and verify plaints, written statements, petitions and other pleadings, including pleadings under Article 226 of the Constitution of India, and also to present any Memorandum of Appeal, to accept service of summons, notice and other legal processes.

12. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and/or terminate his/her or their appointment.

13. To compromise, compound or withdraw cases, and/or to refer to arbitration all disputes and differences.

14. To sign, verify and file applications for execution of decrees or orders of any court.

15. To execute and do all other acts, deeds or things for the assurance of the purchaser/s and/or any other person/s and to apply and appear before any authority/ies for the purpose of giving effect to the transfer of the property/ies with appurtenances, etc. in favour of the purchaser/s and/or any other person/s as may be necessary, appropriate or expedient.

५४११६

गणेश शर्मा  
Sureshendra Prasad  
Deo Kumar Gupta

31.12.2019

: 6 :



L.I. of Smt. Laljhoni Devi  
by the son of Vinod Kumar Prasad

31.12.2019

16. To deliver/take the possession of the property/ies for us and on our behalf as may be required in the circumstances in such manner as may be appropriate and sign any document on our behalf to bind us in this connection.

17. To receive delivery of notices issued by court or any department in respect to the said property.

18. To submit/ apply for claim of compensation to the authority concerned if the said land is acquired by the Govt.

19. And generally to do, perform or execute or cause to be done, performed or executed all such further and other acts, deeds and things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authority/ies hereby conferred.

20. And we hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bona-fide manner by our said attorney by virtue of these presents and the same shall be binding on us and be of full force and effect as if the same was done/executed by us.

21. This power of attorney shall remain valid till the completion of the said multi-storied building and disposal/ sale/ transfer of all the Shops, Flats, Parking Spaces and Utility Spaces (Store for Household Goods) in the said multi-storied building except those units allocated as Landlords' / Owners' Area, more particularly described in the abovementioned Development Agreement being Document No.3838 for the year 2019.

6.



श्रीमती विवेका प्रसाद  
Sriem dha prasad  
DEO KUMAR GUTTA

: 7 :

श्रीमती विवेका प्रसाद



L.I. of Smt. Lalitkanti Devi  
by the pen of Viveka Prasad.

श्रीमती विवेका प्रसाद

### SCHEDULE

All that piece or parcel of land measuring 1.9925 Acres, forming part of R.S. Plot No.292, corresponding to L.R. Plot No.589, recorded in L.R. Khatian Nos.660, 667, 668, 669, 670 and 671, situated within Mouza - Mahishmari, J.L. No.47, Pargana - Patharghata, P.S. - Pradhan Nagar, Sub-Div. - Siliguri, under Gram Panchayat Area, A.D.S.R. Siliguri - II at Bagdogra, in the District of Darjeeling.

The said land is bound and butted as follows :

- By North : 15 Feet wide Kutchha Road,  
By South : Land of Gulma Tea Estate,  
By East : Champasari Main Road,  
By West : Sold land of Budhram Mahali.

Cg.

WITNESSES WHEREOF WE THE ABOVE NAMED PRINCIPALS AND THE ABOVENAMED ATTORNEY HAVE PUT OUR SIGNATURES ON THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Subrata Chakrabarty  
S/O Sri S.R. Chakrabarty  
North Bharat Nagar  
Siliguri - 734006  
P.O. Rabindra Sarani  
P.S. Siliguri  
Dt. Darjeeling

सुरेन्द्र प्रसाद  
Surenendra Prasad

Deo Kumar Gupta

अनन्ती देवी



L.T.I of Smt. Laljhari Devi  
by the pen of Vivek K. Prasad.

निर्मल देवी

PRINCIPALS

Debesankh Sarkar

ATTORNEY

2. Vivek K. Prasad  
S/O Binendra Prasad  
Jyoti Nagar Colony  
Champasari More  
Siliguri  
P.O & P.S. Radhan Nagar  
Dist. Darjeeling.

सुरेन्द्र प्रसाद  
Surenendra Prasad

Deo Kumar Gupta

अनन्ती देवी



L.T.I of Smt. Laljhari Devi  
by the pen of Vivek K. Prasad.

निर्मल देवी

SIGNATURE OF ATTORNEY  
IS ATTESTED BY US

Drafted as per the instructions of the Principals in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained by me.

Rahul Kedia

RAHUL KEDIA

Advocate/Siliguri.

E.No.: F/1379/1449/2017.



बिरेन्द्र प्रसाद

FINGER PRINTS OF SRI BIRENDRA PRASAD ( PRINCIPAL )

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

बिरेन्द्र प्रसाद

SIGNATURE



Surendra Prasad

FINGER PRINTS OF SRI SURENDRA PRASAD ( PRINCIPAL )

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

Surendra Prasad

SIGNATURE



Deo Kumar Gupta

FINGER PRINTS OF SRI DEO KUMAR GUPTA ( PRINCIPAL )

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



श्री देवी

Deo Kumar Gupta

SIGNATURE

FINGER PRINTS OF SMT. ANANTI DEVI ( PRINCIPAL )

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

अनन्ती देवी

SIGNATURE



L.F.I of Smt. Laljhari Devi  
by the pen of Vinod K. Prasad.

FINGER PRINTS OF SMT. LALJHARI DEVI ( PRINCIPAL )

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



L.F.I of Smt. Laljhari Devi  
by the pen of Vinod K. Prasad.

SIGNATURE



निर्मला देवी

FINGER PRINTS OF SMT. NIRMALA DEVI ( PRINCIPAL )

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











निर्मला देवी

SIGNATURE



Sarkar

**FINGER PRINTS OF SRI DEBABRATA SARKAR ( ATTORNEY )**

	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>LEFT HAND</b>					
<b>RIGHT HAND</b>					

Debabrata Sarkar  
**SIGNATURE**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ADXPP7949K



नाम / Name  
SURENDRA PRASAD

पिता का नाम / Father's Name  
ALIDEV PRASAD

जन्म की तारीख  
Date of Birth  
18/10/1975

हस्ताक्षर / Signature

18022019

Surendra Prasad

STATE PROPERTY  
LAW OFFICE

STATE PROPERTY  
LAW OFFICE



A=NEPHEATN

STATE PROPERTY

STATE PROPERTY

STATE PROPERTY

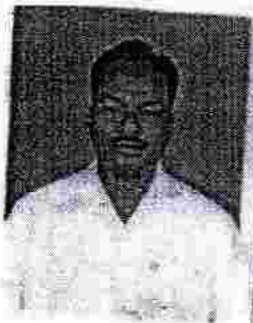
0706 983

STATE PROPERTY



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

**AGNPG3291N**



नाम /NAME

**DEO KUMAR GUPTA**

पिता का नाम /FATHER'S NAME

**SHIV DUTTA PRASAD**

जन्म तिथि /DATE OF BIRTH

**20-11-1963**

हस्ताक्षर /SIGNATURE



*Bhagat*

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI

*Deo Kumar Gupta*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABKPG0483G	
	नाम /NAME ANANTI DEVI GUPTA	
	पिता का नाम /FATHER'S NAME SITA RAM SAHA	
	जन्म तिथि /DATE OF BIRTH 21-02-1965	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त(सिस्टम), शिलांग COMMISSIONER OF INCOME-TAX(SYSTEMS),SHILLONG	

अनन्ती देवी

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
आयकर आयुक्त(सिस्टम),  
कम्प्यूटर केन्द्र, आयकर भवन,  
पो.बॉ.सं. - 20,  
शिलांग - 793 001.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Commissioner of Income-tax(Systems),  
Computer Centre, Aayakar Bhawan,  
Post Box No. - 20,  
Shillong - 793 001

IDENTITY CARD CCX0651984

Address : 139/2 JHALUPARA  
Town/Vill. - SHILLONG  
District - EAST KHASI HILLS Pin - 793002

Signature  
Electoral Registration Officer

For 21-MAWPREM Assembly Constituency

Place : EAST KHASI HILLS  
Date : 02.01.2007



ELECTION COMMISSION OF INDIA

IDENTITY CARD CCX0651984



Name : ANANTI DEVI

Husband's Name : GOPALJEE SAH

Sex : F

Age as on 1.1.2007 : 39

अनन्ती देवी

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ACEPD1090K



नाम / NAME  
LAL JHARI DEVI

पिता का नाम / FATHER'S NAME  
BIPAT SAH

जन्म तिथि / DATE OF BIRTH  
19-11-1956

हस्ताक्षर / SIGNATURE

लाल जहरी देवी

आयकर अधिकारी (सिस्टम), शिलांग

COMMISSIONER OF INCOME TAX (SYSTEMS), SHILLONG



L.T.I of Smt. Laljhari Devi  
by the pen of Vinod K. Basal,

भारत निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 मतदाता फोटो पहचान पत्र - ELECTOR PHOTO IDENTITY CARD

 CCX0619908



Name : LAL HARI DEVI

Husband's Name : RAJ KISHORE PRASHAD

SEX : Female  
 DATE OF BIRTH/AGE : 51

ADDRESS:  
 HNo.130 JHALUPARA WEST,  
 DIST.EAST KHASI HILLS-793002



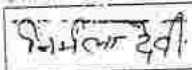
Date:4-7-2016 Electoral Registration Officer  
 Assembly Constituency No & Name :  
 19 - SOUTH SHILLONG

Part No and Name :  
 31 - JHALUPARA D

**नोट/Note :**  
 1. इस कार्ड को धरने वाले को यह कार्ड नहीं मिलेगा कि वह इस निर्वाचन क्षेत्र का मतदाता है। चुनाव समय तक निर्वाचन अधिकारी को यह कार्ड धरना आवश्यक है।  
 Mere possession of this card is no guarantee that you are elector of the current electoral roll. Please check your name in the current electoral roll before every election.  
 2. इस कार्ड में उल्लिखित जन्मदिनांक को निर्वाचन समय तक प्रमाण के रूप में नहीं माना जाएगा।  
 Date of Birth mentioned in this card shall not be treated as a proof of age/D.O.B. for any purpose other than registration in electoral roll.



L.T.I of Smt. Laljhar Devi  
 by the pen of Vivek K. Pasool.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACOPG0287B	
नाम / NAME	NIRMALA DEVI GUPTA	
पिता का नाम / FATHER'S NAME	श.प्र. PRASAD NATH	
जन्म तिथि / DATE OF BIRTH	19-12-1966	
हस्ताक्षर / SIGNATURE		
	आयकर आयुक्त(सिस्टम), शिलांग	
	COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG	

निर्मला देवी

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें  
आयकर आयुक्त(सिस्टम),  
कम्प्यूटर केन्द्र, आयकर भवन,  
पी.बो.सं. - 20,  
शिलांग - 793 001

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the issuing authority,  
Commissioner of Income-tax(Sytems),  
Computer Centre, Ayakar Bhawan,  
Post Box No. - 20,  
Shillong - 793 001



ELECTION COMMISSION OF INDIA

IDENTITY CARD CCX0539999



Name : NIRMALA DEVI

Husband's Name : ASHOK KUMAR PRASAD

Sex : F

Age as on 1.1.2007 : 40

IDENTITY CARD CCX0539999

Address : 139/1 JHALUPARA  
Town/Vill. - SHILLONG  
District - EAST KHASI HILLS Pin - 793002

Signature  
Electoral Registration Officer

For 21-MAWPREM Assembly Constituency

Place : EAST KHASI HILLS  
Date : 01.12.2006

निर्मला देवी

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AKOPS3890E**


नाम /NAME  
**DEBABRATA SARKAR**

पिता का नाम /FATHER'S NAME  
**BHABATARAN SARKAR**

जन्म तिथि /DATE OF BIRTH  
**01-01-1962**

हस्ताक्षर /SIGNATURE  




आयकर अधिकारी, प.मं.-XI  
 COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के छोड़ / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / अवगत कर दें।  
 रजिस्ट्रार आयकर अध्याय (पत्राचार एवं तकनीकी),  
 पी-7,  
 चौरांगी 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.

*Debabrata Sarkar*



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় পত্র

WB/04/025/0774312



Elector's Name : Sarkar Debabrata  
নির্বাচকের নাম : সরকার দেবব্রত

Father/Mother/  
Husband's Name : Bhabataran

পিতা/মাতা/স্বামীর নাম : ভবতারন

Sex : Male

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 32

১.১.১৯৯৫-এ বয়স : ৩২

Address :  
A.P.C.Sarani (Deshbandhupara)  
Siliguri  
Darjeeling

ঠিকানা :  
এ.পি.সি. সরনী (দেশবন্ধুপাড়া)  
শিলিগুড়ি  
দার্জিলিং

Facsimile Signature of  
Electoral Registration Officer  
নির্বাচক-নিবন্ধন আফিসারিক

For Siliguri Assembly Constituency  
শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri  
স্থান : শিলিগুড়ি  
Date : 27.02.95  
তারিখ : ২৭.০২.৯৫

Sarani  
Debbrata



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/91198/90879

To  
 Subrata Chakraborty  
 সূত্রত চক্রবর্তী  
 DAKSHIN BHARAT NAGAR  
 NEAR KHANIK SANGHA  
 -  
 Siliguri ( M. Corp)  
 siliguri Town, Doojelling  
 West Bengal - 734004  
 9434048779

27/06/2014



KL941788162FT

94178616



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4516 6570 5399**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সূত্রত চক্রবর্তী  
 Subrata Chakraborty  
 পিতা : সুধীর রঞ্জন চক্রবর্তী  
 Father : Sudhir Ranjan Chakraborty

জন্মতারিখ / DOB: 01/11/1961  
 পুরুষ / Male

**4516 6570 5399**



আধার - সাধারণ মানুষের অধিকার

*Subrata Chakraborty*

*Subrata Chakraborty*









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue









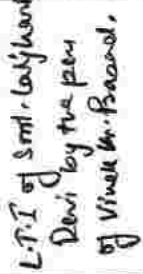
OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04031000151420/2019










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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BIRENDRA PRASAD Jyotinagar Colony, Champasari More, Siliguri, P.O:- Champasari ( Pradhan Nagar ), P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003	Principal			
2	Shri SURENDRA PRASAD Jyotinagar Colony, Champasari More, Siliguri, P.O:- Champasari ( Pradhan Nagar ), P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003	Principal			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri DEO KUMAR GUPTA Jyotinagar Colony, Champasari More, Siliguri, P.O:- Champasari ( Pradhan Nagar ), P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003	Principal			
4	Smt ANANTI DEVI Hill Cart Road, Near S.B.I., Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Principal			
5	Smt LALJHARI DEVI Hill Cart Road, Near S.B.I., Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Principal			

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
6	Shri NIRMALA DEVI Hill Cart Road, Near S.B.I., Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Principal			
7	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	Representative of Attorney [SHELCON PRIVATE PROPERTIES LIMITED]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Subrata Chakraborty Son of Shri Sudhir Ranjan Chakraborty North Bharat Nagar, Siliguri, P.O:- Rabindra Nagar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734006	Shri BIRENDRA PRASAD, Shri SURENDRA PRASAD, Shri DEO KUMAR GUPTA, Smt ANANTI DEVI, Smt LALJHARI DEVI, Shri NIRMALA DEVI, Shri Debabrata Sarkar			

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

### Major Information of the Deed

Deed No :	I-04J3-03868/2019	Date of Registration	03/07/2019
Query No / Year	0403-1000151420/2019	Office where deed is registered	
Query Date	02/07/2019 5:02:57 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Birendra Prasad Jyoti Nagar Colony Siliguri, Thana : Pradhan Nagar, District : Darjeeling, WEST BENGAL, Mobile No. : 9434007198, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 12.92,26,975/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040303838/2019		

### Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-589	LR-670	Commercial use	Rupni	0.37125 Acre		2,40,78,050/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-589	LR-671	Commercial use	Rupni	0.37125 Acre		2,40,78,050/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-589	LR-660	Commercial use	Rupni	0.25 Acre		1,62,14,175/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-589	LR-667	Commercial use	Rupni	0.34 Acre		2,20,51,278/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-589	LR-668	Commercial use	Rupni	0.33 Acre		2,14,02,711/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :

LR-589	LR-669	Commercial use	Rupni	0.33 Acre		2,14,02,711/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, Project Name :
TOTAL :				199.25Dec	0 /-	1292,26,975 /-	
Grand Total :				199.25Dec	0 /-	1292,26,975 /-	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri BIRENDRA PRASAD (Presentant )</b>  Son of Late Alidev Sah Jyotinagar Colony, Champasari More, Siliguri, P.O:- Champasari ( 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, PAN No.:: AFNPP9267N, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence</p>
2	<p><b>Shri SURENDRA PRASAD</b>  Son of Late Alidev Sah Jyotinagar Colony, Champasari More, Siliguri, P.O:- Champasari ( 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, PAN No.:: ADXPP7949K, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence</p>
3	<p><b>Shri DEO KUMAR GUPTA</b>  Son of Shri Shiv Datt Sah Jyotinagar Colony, Champasari More, Siliguri, P.O:- Champasari ( 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, PAN No.:: AGNPG3291N, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence</p>
4	<p><b>Smt ANANTI DEVI</b>  Wife of Shri Gopaljee Sah Hill Cart Road, Near S.B.I., Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABKPG0483G, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence</p>
5	<p><b>Smt LALJHARI DEVI</b>  Wife of Shri Rajkishor Prasad Hill Cart Road, Near S.B.I., Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACEPD1090K, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/07/2019  , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence</p>

**Shri NIRMALA DEVI**

Wife of Shri Ashok Kumar Prasad Hill Cart Road, Near S.B.I., Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACOPG0287B, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/07/2019 , Admitted by: Self, Date of Admission: 03/07/2019 ,Place : Pvt. Residence

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHELCON PROPERTIES PRIVATE LIMITED</b> Niladri Shikhar, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAHCS6766R, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Debabrata Sarkar</b> Son of Late Bhabataran Sarkar 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, Representative of : SHELCON PROPERTIES PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Subrata Chakraborty</b> Son of Shri Sudhir Ranjan Chakraborty North Bharat Nagar, Siliguri, P.O:- Rabindra Nagar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734006			
Identifier Of Shri BIRENDRA PRASAD, Shri SURENDRA PRASAD, Shri DEO KUMAR GUPTA, Smt ANANTI DEVI, Smt LALJHARI DEVI, Shri NIRMALA DEVI, Shri Debabrata Sarkar			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri BIRENDRA PRASAD	SHELCON PROPERTIES PRIVATE LIMITED-0.37125 Acre
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SURENDRA PRASAD	SHELCON PROPERTIES PRIVATE LIMITED-0.37125 Acre
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri DEO KUMAR GUPTA	SHELCON PROPERTIES PRIVATE LIMITED-0.25 Acre
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt ANANTI DEVI	SHELCON PROPERTIES PRIVATE LIMITED-0.34 Acre
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt LALJHARI DEVI	SHELCON PROPERTIES PRIVATE LIMITED-0.33 Acre
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri NIRMALA DEVI	SHELCON PROPERTIES PRIVATE LIMITED-0.33 Acre

## Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari Pin Code : 734003


Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 589, LR Khatian No:- 670	Owner:বীরেন্দ্র প্রসাদ, Gurdian:আলিদেব , Address:নিজ , Classification:রূপনী, Area:0.32000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 589, LR Khatian No:- 671	Owner:সুরেন্দ্র প্রসাদ, Gurdian:আলিদেব , Address:নিজ , Classification:রূপনী, Area:0.37000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 589, LR Khatian No:- 660	Owner:দেও কুমার গুপ্তা, Gurdian:শিবদত্ত , Address:নিজ , Classification:রূপনী, Area:0.25000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 589, LR Khatian No:- 667	Owner:আনন্তি দেবী, Gurdian:গোপালজ শ, Address:নিজ , Classification:রূপনী, Area:0.34000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 589, LR Khatian No:- 668	Owner:লালঝাড়ি দেবী, Gurdian:রাজকিশোর , Address:নিজ , Classification:রূপনী, Area:0.33000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 589, LR Khatian No:- 669	Owner:নির্মলা দেবী, Gurdian:অশো কুমা, Address:নিজ , Classification:রূপনী, Area:0.33000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 040303868 / 2019**

**On 02-07-2019**

**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 12,92,26,975/-



**Suraj Lepcha**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**

**Darjeeling, West Bengal**

**On 03-07-2019**

**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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:49 hrs on 03-07-2019, at the Private residence by Shri BIRENDRA PRASAD , one of the Executants.

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

Execution is admitted on 03/07/2019 by 1. Shri BIRENDRA PRASAD, Son of Late Alidev Sah, Jyotinagar Colony, Champasari More, Siliguri, P.O: Champasari ( Pradhan Nagar ), Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 2. Shri SURENDRA PRASAD, Son of Late Alidev Sah, Jyotinagar Colony, Champasari More, Siliguri, P.O: Champasari ( Pradhan Nagar ), Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 3. Shri DEO KUMAR GUPTA, Son of Shri Shiv Datt Sah, Jyotinagar Colony, Champasari More, Siliguri, P.O: Champasari ( Pradhan Nagar ), Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 4. Smt ANANTI DEVI, Wife of Shri Gopaljee Sah, Hill Cart Road, Near S.B.I., Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 5. Smt LALJHARI DEVI, Wife of Shri Rajkishor Prasad, Hill Cart Road, Near S.B.I., Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 6. Shri NIRMALA DEVI, Wife of Shri Ashok Kumar Prasad, Hill Cart Road, Near S.B.I., Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri Subrata Chakraborty, , Son of Shri Sudhir Ranjan Chakraborty, North Bharat Nagar, Siliguri, P.O: Rabindra Nagar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

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

Execution is admitted on 03-07-2019 by Shri Debabrata Sarkar, Director, SHELCON PROPERTIES PRIVATE LIMITED, Niladri Shikhar, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Shri Subrata Chakraborty, , Son of Shri Sudhir Ranjan Chakraborty, North Bharat Nagar, Siliguri, P.O: Rabindra Nagar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 145, Amount: Rs.100/-, Date of Purchase: 01/07/2019, Vendor name: T Roy



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

ertificate of Registration under section 60 and Rule 69.  
Registered in Book - I ,  
Volume number 0403-2019, Page from 85310 to 85344  
being No 040303868 for the year 2019.



*Suraj Lepcha*

Digitally signed by SURAJ LEPCHA  
Date: 2019.07.03 17:34:43 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 03/07/2019 17:34:22  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)