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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Virendra Prasad

Kumar Gupta

अवनी देवी



L.T.I of Smt. Laljhani Devi
by the Plan of Vishu K. Basad.

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Shelcon Properties Pvt. Ltd.
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Director

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

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

DEVELOPMENT AGREEMENT

02 JUL 2019

THIS INDENTURE IS MADE ON THIS THE 01ST DAY

OF JULY 2019.

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902557116

Surendra Prasad

Deo Kumar Gupta

: 2 :



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

10/07/2018

Shelcon Properties Pvt. Ltd.

Sri Debabrata Sarkar

Director

BETWEEN

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 " **FIRST PARTIES / LANDLORDS** ", (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns), of the " **ONE PART** ". (I.T. PAN- AFNPP9267N, ADXPP7949K, ACNPG3291N, ABKPG0483G, ACEPD1090K and ACOPG0287B)

AND

SHELCON PROPERTIES PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. 21-66995 of 1994, having its Office at Niladri Shikhar, Hill Cart Road, Siliguri, P.O. and P.S.-Siliguri, in the District of Darjeeling, represented by its **Director - 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 referred to as the " **SECOND PARTY / DEVELOPER** " (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns), of the " **OTHER PART** ". (I.T. PAN - AAHCS6766R)

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Surenndra Prasad

Deo Kumar Gupta

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L.I. of Smt. Gulshari Devi
by the pen of Vinodan Prasad.

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Shelcon Properties Pvt. Ltd.
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Director

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I. WHEREAS **SRI BIRENDRA PRASAD** and **SRI SURENDRA PRASAD**, both sons of Late Alidev Sah (First Parties Nos.1 to 2 of these presents), by virtue of Sale Deed, Dtd.15-09-2004, being Document No.4753 for the year 2005, entered in Book - I, Volume No.121, Pages 91 to 108, registered in the Office of the Additional District Sub-Registrar Siliguri - II at Bagdogra, became the sole, absolute and exclusive owners of all that piece or parcel of land measuring 0.7425 Acres and the said land was recorded in their names in the record of rights, in L.R. Khatian Nos.670 and 671, situated within Mouza - Mahishmari, J.L. No.47, Pargana - Patharghata, P.S. - Pradhan Nagar, Sub-Div. - Siliguri, A.D.S.R.O. Siliguri-II at Bagdogra, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

II. AND WHEREAS **SRI DEO KUMAR GUPTA**, son of ~~Handwritten name~~ Datt Sah (First Party No. ~~Handwritten number~~ of these presents), by virtue of Sale Deed, Dtd.15-09-2004, being Document No.4754 for the year 2005, entered in Book - I, Volume No.121, Pages 109 to 124, registered in the Office of the Additional District Sub-Registrar Siliguri - II at Bagdogra, became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.25 Acres and the said land was recorded in his name in the record of rights, in L.R. Khatian No.660, situated within Mouza - Mahishmari, J.L. No.47, Pargana - Patharghata, P.S. - Pradhan Nagar, Sub-Div. - Siliguri, A.D.S.R.O. Siliguri-II at Bagdogra, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.



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दिनांक 2/7/12



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Shelcon Properties Pvt. Ltd.
Debasish Sanyal
Director

Subrata Chakravorty
310 Sri S. R. Chakravorty
North Bharat Nagar
Siliguri - 734006
P.O. - Rabindra Sarani
P.S. - Siliguri
Dt. Darjeeling



ADD. DIST. COM. OFF. Darjeeling
Department of Revenue, Govt. of West Bengal

11 JUL 2012

Gopaljee Sah

Surendra Prasad

Deo Kumar Gupta

Ananti Devi

: 4 :



L.T.I of Smt. Laljhari Devi
by the Pen of Vineeta Prasad

Vineeta Prasad

Shelcon Properties Pvt. Ltd.

Debasish Sanyal

Director

III. AND WHEREAS **SMT. ANANTI DEVI**, wife of Sri Gopaljee Sah, **SMT. LALJHARI DEVI**, wife of Sri Rajkishor Prasad and **SMT. NIRMALA DEVI**, wife of Sri Ashok Kumar Prasad (First Parties Nos.4 to 6 of these presents), by virtue of Sale Deed, Dtd.15-09-2004, being Document No.4752 for the year 2005, entered in Book - I, Volume No.121, Pages 73 to 90, registered in the Office of the Additional District Sub-Registrar Siliguri - II at Bagdogra, became the sole, absolute and exclusive owners of all that piece or parcel of land measuring 1.00 Acre and the said land was recorded in their names in the record of rights, in L.R. Khatian Nos.667, 668 and 669, situated within Mouza - Mahishmari, J.L. No.47, Pargana - Patharghata, P.S. - Pradhan Nagar, Sub-Div. - Siliguri, A.D.S.R.O. Siliguri-II at Bagdogra, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **SRI BIRENDRA PRASAD**, **SRI SURENDRA PRASAD**, **SRI DEO KUMAR GUPTA**, **SMT. ANANTI DEVI**, **SMT. LALJHARI DEVI** and **SMT. NIRMALA DEVI** (The First Parties of these presents), being desirous of constructing a building complex on the aforesaid land IN TOTAL MEASURING 1.9925 ACRES, more particularly described in the Schedule-A given hereinunder, approached the Second Party to promote a building complex on the said land.

AND WHEREAS both the Parties thereafter entered into a Memorandum of Agreement, dated 01.05.2015 to promote a building complex on the Schedule-A land under certain terms and conditions as stated hereinunder.

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सुरेन्द्र प्रसाद
Suresh Prasad

Devi Kumar Gupta
31/05/2015

:5:

L.P.F. of Smt. Vijaylaxmi Devi
by the pen of Vinodh Prasad.

10/05/2015

Shelcon Properties Pvt. Ltd.
Devi Kumar Gupta

Director

THAT THE MEMORANDUM OF AGREEMENT, DATED 01.05.2015
WITNESSETH AS FOLLOWS :-

1. That the Second Party will promote the said complex on the plot of land mentioned in the Schedule-A given hereinbelow, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies and shall for the identity of the building use appropriate nomenclature of its choice.
2. That the Second Party will construct building complex, the plan prepared for which will be approved by the appropriate authority.
3. That the Second Party will get the plans, elevations, designs, drawings and specifications approved from the appropriate authority at its cost.
4. That the First Parties undertake to signify their consent to the plans, elevations, designs, drawings, specifications, etc. as proposed by the Second Party and to sign it and all other incidental and necessary papers for approval of the building plan.
5. That the First Parties hereby declares that the Schedule-A land is free from all encumbrances, charges, liens, lispensens, acquisition, requisitions, claims and demands whatsoever or howsoever.

That the First Parties have not entered into any agreement with respect to the Schedule-A land with any person whosoever.

That the First Parties also declare that there is no impediment whatsoever, which may prevent the Second Party from construction on the Schedule-A land.

That in the event the title of the First Parties to the said land is found to be defective or encumbered in any way, then the First Parties shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable the Second Party to carry on the construction work smoothly.

Dev.

Gadgaonkar
Surenindra Prasad

Dev Kumar Gupta
37-7-2017

: 6 :

L.T.F of Smt. Vijaya Devi
by the pen of Vinod Kumar

10/11/2017

Shelcon Properties Pvt. Ltd.
Devi Sankar Sarkar

Director

6. That preceding to submission of the building plan to the concerned authority for its approval, the Second Party must deliver one true copy of the proposed building plan to the First Parties and thereafter the proposed building plan shall be submitted to the concerned authority for its approval.

7. That after Building plan is approved by concerned authority, the First Parties (Owner) and Second Party (Developer) shall demarcate and allocate their share / portion out of total constructed area with mutual consent as per Building Plan. The First Parties will take their proportionate share of 35% of total constructed area in each floor, each Block and each Building of commercial, residential, roof top and Parking Block little more or less or as mutually settled after demarcation and allocation out of the total constructed area. A Supplementary Agreement will be made to the effect.

8. That after signing the Supplementary Agreement as above, the Second Party will commence the construction work.

9. That the Second Party will construct the building complex in pursuance to sanctioned building plan.

10. The Second Party / Developer will be responsible for all local affairs and the Second Party will negotiate and settle all problems at its own cost and own effort. If necessary, the Owners will share their hand of co-operation without bearing any expenses in that respect.

11. The Second Party / Developer will also be responsible for all Labour affairs including any accident of labour at site and Second Party will negotiate and settle all problems at its own cost and own effort. If necessary, the Owners will share their hand of co-operation without bearing any expenses in that respect.

G.

सुखेन्द्रा प्रसाद
Sukendra Prasad

श्रीकृष्ण गुरु
Shrikrishna Gura

श्रीकृष्ण गुरु
Shrikrishna Gura

: 7 :



L.T.J. of Smt. Laljhari Devi
by the pen of Vivek Kumar

श्रीकृष्ण गुरु
Shrikrishna Gura

Shelcon Properties Pvt. Ltd.
Debashish Sarkar

Director

12. That it is hereby decided by and between the Parties that the building complex will be comprised of several flats, parking space, shops and the same will be sold to the intending purchaser/s. It is further hereby affirmed that the First Parties will receive 35% (Thirty five percent) of the total constructed area of flats, parking space, shops etc. and the Second Party will receive 65% (Sixty Five Percent) of the total constructed area of flats, Parking space, shops etc.

13. That the Second Party may sale its share to the intended purchaser/s.

14. That the First Parties may sale their share to the intending purchaser/s with consent of Second Party.

15. That the, right title and interest to the extent of share of Second Party i.e. 65% of total constructed area shall be transferred to the intending purchaser/purchasers by way of execution and registration of conveyance deed. The First Parties or their authorized attorney will execute the deed and the same will be presented before the concerned authority for its registration. The Second Party shall execute the deed as Confirming Party. It is hereby affirmed that the First Parties shall have no right to execute the deed to the extent of share of Second Party without the Second Party being made the Confirming Party. The building complex shall be constructed by the Second Party and all the cost and expenses of such construction shall be borne by the Second Party and accordingly the Second Party shall have right to the said building complex and any transfer by means of deed/s solely by the First Parties to the extent of share of Second Party would be deemed to be void.

16. That after allocation of shares/portions between the Parties in pursuant to Clause (15) above, the First Parties shall execute a Power of Attorney in favour of Second Party to SELL the share/allocation of Second Party i.e. to the extent of 65% of total constructed area.

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9/12/2014

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Deokumar Gupta

3/11/2014

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L.T.F. of Smt. Jayanti Devi
by the pen of Vinod Kumar

10/11/2014

Shelcon Properties Pvt. Ltd.
Debabrata Sankar

Director

17. That the First Parties shall execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said complex.

18. That the First Parties also undertake to execute a Power of Attorney in favour of the Second Party for construction of the said complex.

19. That all the cost of transfer of title, i.e. stamp duty registration fee, etc. shall be borne by the intending purchaser/s.

20. That the First Parties shall handover the possession of the Schedule-A land to the Second Party for the purpose of construction of the said complex on execution of these presents and the Second Party shall use the Schedule-A land for the purpose of construction. The Second Party may store the building materials as per requirement, keep the Guard/Chowkis or any other staff or take other Security measures.

21. That all taxes and dues including that of land revenue, payable by the First Parties relating to the period prior to the execution of these present/commencement of the construction of the building shall be payable by the First Parties.

22. That both the Parties shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, income tax and/or any other taxes that may arise due to the development of the property shall be borne by the Parties in proportion to their share in the said complex.

23. THAT in case of death of any of the First Parties, then in that event their respective successors/heirs will remain bound to execute the sale deed in favour of prospective buyers.

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Surendra Prasad

Deo Kumar Gupta
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V.S. of Gyan Das

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Shelcon Properties Pvt. Ltd.

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Director

24. THAT articles of display or otherwise shall not be kept by the either Party in any place of common use in the building so as to cause hindrance in any manner in the free movement of users of places of common use in the building.

25. THAT the Parties hereby declare that they have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between them or as a joint venture in any manner nor shall the Parties hereto constitute an Association of persons.

26. Any notice required to be given by either of the Parties to the other of them shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the last known or recorded address of the Party concerned.

27. THAT the Second Party shall construct the said complex at its own cost and engaging direct labourers or through the contractor of its choice as per approved plan and the Second Party shall construct the said complex in accordance with the rules and guidelines of Siliguri Municipal Corporation and/or any other concerned authority and if any violation is made then the Second Party will be solely responsible.

28. That the Second Party shall complete the construction within 6 (Six) years from the date of approval of the building plan, provided however in case of delay in the construction due to any act of God or any thing beyond the control of the Second Party, then the time shall be mutually extended.

29. THAT the First Parties will not object, stop and/or obstruct the construction work. If the construction is stopped/delayed due to the First Parties inspite of Second Party eagerness to complete the construction the First Parties shall adequately compensate the Second Party.

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सुखदेवराव

सुखदेवराव पासद

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अहमदाबाद

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L.P.T of Smt. Laljhari Devi
by the pen of Vinod Kumar Prasad

पुस्तकार ३११

Shelcon Properties Pvt. Ltd.

Debraj Kumar Sen

Director

30. THAT the Second Party may advertise in the media and/or publish brochure, etc., for sale of the flats and parking space in the said complex and the cost shall be borne by the Second Party.

31. THAT in case of any dispute arising out of this agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this agreement or any other matter, it shall be referred to the Arbitrators under the provisions of the Arbitration and Conciliation Act, 1996 and the award of the Arbitrators and/or Umpire shall be final and binding on the Parties hereto. The Arbitrators will be appointed by both the Parties, one Arbitrator by each Party.

AND WHEREAS a building plan was approved for the construction of the said complex on the Schedule-A land vide Order No.20/Champ/ MPS dated 15.05.2017 being Plan No.1330 approved by the appropriate authority and subsequently revised by Order No.138/Champ/ MPS/ Planning dated 08.03.2019.

AND WHEREAS pursuant to the terms detailed in the said Memorandum of Agreement, dated 01.05.2015, more precisely mentioned hereinabove, the First Parties handed over the possession of the Schedule-A land in favour of the Second Party on 25.05.2017 for the commencement of construction of the complex on the Schedule - A land.

AND WHEREAS subsequent to approval of the said original and revised building plans, certain commercial and residential units in the said complex, more particularly described in the Schedule-B given hereinbelow, are being allotted to the First Parties of these presents on the date of execution of these presents.

AND WHEREAS the Parties hereto have now decided to execute the future operation of the representation and warranties made therein the said Memorandum of Agreement, dated 01.05.2015, on certain new and fresh terms and conditions.

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Surenendra Prasad

Deokumar Gupta

31/05/2017

: 11 :

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

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Shelcon Properties Pvt. Ltd.

Deokumar Gupta

Director

AND WHEREAS this DEVELOPMENT AGREEMENT is an amendment to the Memorandum of Agreement, dated 01.05.2015, executed between the First Parties and the Second Party for Development/Construction of a building complex on the Schedule-A land with reference to the stipulations more particularly described hereinunder binding upon the Parties hereto.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That the Clauses Nos. 7, 8, 12, 15 and 16 of the said Memorandum of Agreement, dated 01.05.2015 stands ineffective and inoperative.
2. That the commercial and residential units in the said complex, more particularly described in the Schedule-B given hereinbelow, stands allotted to the First Parties of these presents.
3. That the commercial and residential units of the said complex, exclusive of the Schedule-B units, stands allotted to the Second Party of these presents and shall be transferred/ sold by the Second Party of these presents.

That the revenue/ sale consideration generated from the sale of the residential units allotted to the Second Party of these presents, shall be shared between the Parties hereto in the ratio of 20 : 80, i.e., First Parties : Second Party :: 20 : 80.

That the aforesaid 20% of the revenue/ sale consideration shall be paid to be the First Parties after deducting therefrom G.S.T., electric infrastructure cost, advertisement, commission and brokerage.

Co.

~~Prakash~~

Suren Das Das
Deo Kumar Gupta
3rd Floor 2nd



: 12 :

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

Prakash

Shelcon Properties Pvt. Ltd.

[Signature]

Director

4. That the First Parties shall execute a Power of Attorney in favour of the Second Party conferring upon the Second Party the right to hold and/or transfer any flat / parking space / commercial unit / utility space (store for household goods) of the said complex exclusive of the Schedule-B units, to any intending purchaser/s.

5. That the First Parties shall have the right to hold and/or transfer the Schedule-B units, to any intending purchaser/s.

AND WHEREAS except to the extent expressly stated hereinabove, the Memorandum of Agreement, dated 01.05.2015, shall remain in full force and effect without impairment or modification and on the execution of these presents by both the FIRST PARTIES and SECOND PARTY, the Memorandum of Agreement, dated 01.05.2015, shall be and be deemed to constitute part and parcel of this DEVELOPMENT AGREEMENT.

AND WHEREAS this DEVELOPMENT AGREEMENT shall be deemed to be effective from the day of execution of the said Memorandum of Agreement, dated 01.05.2015.

AND WHEREAS the Parties hereto are intending to register this Indenture in order to avoid future disputes and differences between the Parties and further record their mutual and inter se rights and obligations.

AND WHEREAS this DEVELOPMENT AGREEMENT shall be binding upon, and inure to the benefit of, the Parties hereto and their respective heirs, administrators, executors, assigns and successors in interest.

AND WHEREAS each of the Parties shall execute such other and further documents and do such further acts as may be reasonably required to effectuate the intent of the Parties and carry out the terms of this DEVELOPMENT AGREEMENT.

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शुभेन्द्र प्रसाद

SURENDRAN PRASAD

DEO KUMAR GUPTA

शुभेन्द्र प्रसाद



: 13 :

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

शुभेन्द्र प्रसाद

Shelcon Properties Pvt. Ltd.

शुभेन्द्र प्रसाद

Director

SCHEDULE - A

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 Kutcha Road,
By South : Land of Gulma Tea Estate,
By East : Champasari Main Road,
By West : Sold land of Budhram Mahali.

SCHEDULE - B

LANDLORDS' / OWNERS' AREA

ALLOCATIONS OF COMMERCIAL UNITS MADE IN BLOCK - A OF
SHELCON GARDENIA APARTMENT, MAHISMARI,
P.S.- PRADHAN NAGAR, DISTRICT- DARJEELING.

FLOOR	SHOP NO.	AREA
BASEMENT	SHOP 1A	369 Sq.ft.
	SHOP 2A	501 Sq.ft.
	SHOP 3A	539 Sq.ft.
	SHOP 4A	518 Sq.ft.
GROUND FLOOR	SHOP 1A	369 Sq.ft.
	SHOP 2A	501 Sq.ft.
	SHOP 3A	539 Sq.ft.
	SHOP 4A	518 Sq.ft.

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Surendra Prasad

Deo Kumar Gupta



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

Prakash Singh

Shelcon Properties Pvt. Ltd.

Director

ALLOCATIONS OF COMMERCIAL UNITS MADE IN BLOCK - B OF
SHELCON GARDENIA APARTMENT, MAHISMARI,
P.S.- PRADHAN NAGAR, DISTRICT- DARJEELING.

FLOOR	SHOP NO.	AREA
BASEMENT	SHOP 4B	518 Sq.ft.
GROUND FLOOR	SHOP 2B	504 Sq.ft.

ALLOCATIONS OF RESIDENTIAL UNITS MADE IN BLOCK - A OF
SHELCON GARDENIA APARTMENT, MAHISMARI,
P.S.- PRADHAN NAGAR, DISTRICT- DARJEELING.

I. ALLOCATION OF FLATS

FLOOR	FLAT NO.	AREA
GROUND FLOOR	FLAT A-103	800 Sq.ft.
	FLAT A-104	800 Sq.ft.
	FLAT A-111	800 Sq.ft.

II. ALLOCATION OF PARKING SPACES

PARKING SPACE NO.	AREA
A-1	221 Sq.ft.
A-23	221 Sq.ft.

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Suwendra Prasad

Deekumar Gupta
307-17 2/97

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

307-17 2/97

Shelcon Properties Pvt. Ltd.

Deekumar Gupta

Director

III. ALLOCATION OF UTILITY SPACES (Store for Household Goods)

UTILITY SPACE NO.	AREA
A-1	146 Sq.ft.
A-2	117 Sq.ft.
A-15	166 Sq.ft.
A-16	128 Sq.ft.

ALLOCATIONS OF RESIDENTIAL UNITS MADE IN BLOCK - B OF SHELCON GARDENIA APARTMENT, MAHISMARI, P.S.- PRADHAN NAGAR, DISTRICT- DARJEELING.

I. ALLOCATION OF FLATS

FLOOR	FLAT NO.	AREA
SECOND FLOOR	FLAT B-305	870 Sq.ft.
	FLAT B-307	870 Sq.ft.

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FLOOR	FLAT NO.	AREA
GROUND FLOOR	C - 101	1320 Sq.ft.
	C - 102	1320 Sq.ft.
FIRST FLOOR	C - 201	1320 Sq.ft.
	C - 202	1320 Sq.ft.
	C - 203	1035 Sq.ft.
SECOND FLOOR	C - 301	1320 Sq.ft.
	C - 302	1320 Sq.ft.
	C - 307	875 Sq.ft.
	C - 309	875 Sq.ft.
THIRD FLOOR	C - 401	1320 Sq.ft.
	C - 402	1320 Sq.ft.

I. ALLOCATION OF FLATS

ALLOCATIONS OF RESIDENTIAL UNITS MADE IN BLOCK - C OF
 SHELCON GARDENIA APARTMENT, MAHISMARI,
 P. S. - PRADHAN NAGAR, DISTRICT - DARJEELING.

प्राधान्य
 सुरेन्द्रा पासद
 देवुमार फुडिया
 ब्रह्मराज
 : 16



L.T.I of Smt. Laljhoni Devi
 by the pan of Vinod k. Prasad.

Prasad k

Shelcon Properties Pvt. Ltd.
 Director

Director

982025214
Surenindra Prasad
Deokumar Gaby
30001 201

: 17 :



L.T.I. of Smt. Laljori Devi
by the pen of Vinu K. Prasad.

Prasad 2/21

Shelcon Properties Pvt. Ltd.
Debabrata Saha

Director

II. ALLOCATION OF PARKING SPACES

PARKING SPACE NO.	AREA
C-2	248 Sq.ft.
C-3	195 Sq.ft.
C-4	219 Sq.ft.
C-5	239 Sq.ft.
C-6	239 Sq.ft.
C-7	219 Sq.ft.
C-38	248 Sq.ft.
C-40	220 Sq.ft.
C-42	220 Sq.ft.

III. ALLOCATION OF UTILITY SPACES(Store for Household Goods)

UTILITY SPACE NO.	AREA
C-1	143 Sq.ft.
C-2	153 Sq.ft.
C-6	174 Sq.ft.
C-30	266 Sq.ft.

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Surenendra Prasad

Deokumar Gupta
अनंदा २०१

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LTS of Smt. Laljhari Devi
by the pen of Virendra Prasad.

पं० २१/०५/११-२११७

Shelcon Properties Pvt. Ltd.
Debeswar Sanyal

Director

ALLOCATIONS OF RESIDENTIAL UNITS MADE IN BLOCK - D OF
SHELCON GARDENIA APARTMENT, MAHISMARI,
• P.S.- PRADHAN NAGAR, DISTRICT- DARJEELING.

I. ALLOCATION OF FLATS

FLOOR	FLAT NO.	AREA
GROUND FLOOR	D - 101	1320 Sq.ft.
	D - 102	1320 Sq.ft.
FIRST FLOOR	D - 201	1320 Sq.ft.
	D - 202	1320 Sq.ft.
SECOND FLOOR	D - 301	1320 Sq.ft.
	D - 302	1320 Sq.ft.
	D - 308	870 Sq.ft.
	D - 310	870 Sq.ft.
	D - 312	1320 Sq.ft.
THIRD FLOOR	D - 401	1320 Sq.ft.
	D - 402	1320 Sq.ft.
	D - 411	1320 Sq.ft.
	D - 412	1320 Sq.ft.

Co.

फोटोग्राफिक

Suzendra Prasad

Deokumar Ghatge

श्री ११३१

: 19 :



L.I.I of Smt. Lalmoni Das
by the pen of Vinay K. R.

10/12/2012

Sheicon Properties Pvt. Ltd.

D. S. S. S.

Director

II. ALLOCATION OF PARKING SPACES

PARKING SPACE NO.	AREA
D-4	219 Sq.ft.
D-5	239 Sq.ft.
D-22	239 Sq.ft.
D-23	239 Sq.ft.
D-24	239 Sq.ft.
D-26	239 Sq.ft.
D-27	239 Sq.ft.
D-28	219 Sq.ft.
D-29	168 Sq.ft.
D-30	168 Sq.ft.
D-31	168 Sq.ft.
D-32	220 Sq.ft.

III. ALLOCATION OF UTILITY SPACES (Store for Household Goods)

UTILITY SPACE NO.	AREA
D-20	148 Sq.ft.
D-21	246 Sq.ft.

G:

: 20 :

IN WITNESSES WHEREOF, THE FIRST PARTIES AND THE SECOND PARTY IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

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

सुरेन्द्र प्रसाद
Surenendra Prasad
DEO Kumar Gupta
अनंती देवी



LPI of Smt. Laljivari Devi
by the pen of Vinod Kr. Prasad.

विनोद कुमार प्रसाद

FIRST PARTIES

Shelcon Properties Pvt. Ltd.

Debabrata Samov

Director

2. Vinod Kr. Prasad.
S/O Binendra Prasad
Jyoti Nagar Colony
Champasari More
Siliguri
West Bengal,
P.S. & P.O. Pradhani Nagar
Dist. Darjeeling,

SECOND PARTY

Drafted 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.



R912

FINGER PRINTS OF SRI BIRENDRA PRASAD (FIRST PARTY / LANDLORD)

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



Surendra Prasad

Surendra Prasad

SIGNATURE

FINGER PRINTS OF SRI SURENDRA PRASAD (FIRST PARTY / LANDLORD)

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

Surendra Prasad

SIGNATURE



Sri Deo Kumar Gupta

FINGER PRINTS OF SRI DEO KUMAR GUPTA (FIRST PARTY / LANDLORD)

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



अन्ती देवी

Deo Kumar Gupta

SIGNATURE

FINGER PRINTS OF SMT. ANANTI DEVI (FIRST PARTY / LANDLORD)

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

अन्ती देवी

SIGNATURE



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

FINGER PRINTS OF SMT. LALJHARI DEVI (FIRST PARTY / LANDLORD)

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



L.P.I of Smt. Laljhari Devi
by the pen of Vinod K. Rana
SIGNATURE



मर देवी

FINGER PRINTS OF SMT. NIRMALA DEVI (FIRST PARTY / LANDLORD)


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

निर्मला देवी
SIGNATURE



Sri Debabrata Sarkar

FINGER PRINTS OF SRI DEBABRATA SARKAR DIRECTOR OF SHELCON PROPERTIES PRIVATE LIMITED (SECOND PARTY / DEVELOPER)

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

Shelcon Properties Pvt. Ltd.

Debabrata Sarkar

Director

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



AFNPP9287N

BRENDRA PRASAD

ALIGUJ DHAM

07/06/1963

बिरेन्द्र प्रसाद

बिरेन्द्र प्रसाद

Digitized by eGangotri

1963/06/07



Suren Prasad

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

Blagat

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

Ananti Devi

असहक शत्रुघ्न (सिस्टम), शिलोंग

COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILONG

अनन्ती देवी

इस कार्ड के खो / गिर जाने पर कृपया लगी करने वाले अधिकारी को सूचित / आपस कर से असहक शत्रुघ्न (सिस्टम),
कम्प्यूटर केन्द्र, असहक भवन,
पो.बॉ.नं. - 20,
शिलोंग - 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,
Shilong - 793 001

IDENTITY CARD CCX0651984

Address : 139/2 JHALUPARA
PO/W/VII. - 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 : GOPALIEE SAH

Sex : F

Age as on 1.1.2007 : 39

अनन्ती देवी

निर्देश संख्या १०९६ / PERMANENT ACCOUNT NUMBER

ACEPD1090K



नाम / NAME
LAL JHARI DEVI

पिता का नाम / FATHER'S NAME
BIPAT SAH

जन्म तिथि / DATE OF BIRTH
19-11-1958

हस्ताक्षर / SIGNATURE

लाल जहरी देवी

श्रीमती लज्जा देवी (व्यक्ति), दिल्ली

COMMISSIONER OF INCOME-TAX (SYSTEMS) SHILLONG

L.T.D of Smt. Laljhari Devi
by the pen of Shri. K. Prasad.

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग - ELECTION PHOTO IDENTITY CARD

CCX0619908



Name : LAL JHARI DEVI

Husband's Name : RAJ KISHORE PRASHAD

SEX : Female

DATE OF BIRTH/AGE : 51

ADDRESS:

HNo 130, JHALUPARA WEST,
DIST. EAST KHASIS HILLS-793002

Date: 4-7-2016 Electoral Registration Officer

Assembly Constituency No & Name:

19 - SOUTH SHILLONG

Part No and Name:

31 - JHALUPARA D

Note:

This card is valid only for the purpose of registration in the electoral roll. It is not valid for any other purpose. It is not valid for the purpose of registration in the electoral roll.

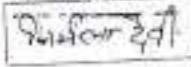
More possession of this card is no guarantee that you are elector of the current electoral roll. Please check your name in the current electoral roll before every election.

This card is valid only for the purpose of registration in the electoral roll. It is not valid for any other purpose. It is not valid for the purpose of registration in the electoral roll.

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. Prasad.

	PERMANENT ACCOUNT NUMBER ACOPG0287B	
	नाम (NAME) NIRMALA DEVI GUPTA	
	पिता का नाम (FATHER'S NAME) BAJ PRASAD NATH	
	जन्म तिथि (DATE OF BIRTH) 19-12-1966	
हस्ताक्षर (SIGNATURE) 		
	आयकर अधिकारी (शिल्लोंग), शिल्लोंग COMMISSIONER OF INCOME-TAX (SYSTEMS), SHILLONG	

निर्मला देवी

इस कार्ड के साथ / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
 आयकर आवृत्ति (सिस्टम),
 कंप्यूटर केंद्र, आयकर भवन,
 पो.बॉ.नं. - 20,
 शिल्लोंग - 783 001.

In case this card is lost/ found, kindly inform/ return to the issuing authority:
 Commissioner of Income-tax (Systems),
 Computer Centre, Ayakar Bhawan,
 Post Box No. - 20,
 Shillong - 783 001.



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. - ~~WILLONG~~
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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHELCON PROPERTIES
PRIVATE LIMITED

20/03/1995
Permanent Account Number
AAHCS6766R



Signature

Shelcon Properties Pvt. Ltd.

Debabrata Sarkar

Director

धर्मार्थ लेखा नम्बर

PERMANENT ACCOUNT NUMBER

AKOPS3890E

नाम / NAME

DEBABRATA SARKAR

पिता का नाम / FATHER'S NAME

BHABATARAN SARKAR

जनम तिथि / DATE OF BIRTH

01-01-1952

हस्ताक्षर / SIGNATURE

Debabrata Sarkar

K. Das

आयकर अधिकारी, ए. डी. - XI

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



ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্বাক্ষরিত আইডি / Enrolled No. : 1215/91198/90879

To
 Subrata Chakraborty
 পুত্র চক্রবর্তী
 DAKSHIN BHARAT NAGAR
 NEAR KHANKI GANGHA
 27/08/2014
 Siganj (M. Corp)
 Siganj Town, Darjeeling
 West Bengal - 734004
 9434046779



KL941788103FT
 94178810



আপনার আধার সংখ্যা / Your Aadhaar No. :

4516 6570 5399

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

পুত্র চক্রবর্তী
 Subrata Chakraborty
 পিতা : সুচিত্রা রঞ্জন চক্রবর্তী
 Father : Suchit Ranjan Chakraborty

জন্ম তারিখ / DOB: 05/11/1981
 পূন্য / Male

4516 6570 5399




আধার - সাধারণ মানুষের অধিকার

Subrata Chakraborty

Subrata Chakraborty








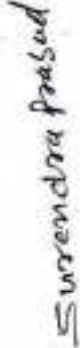
Government of West Bengal

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









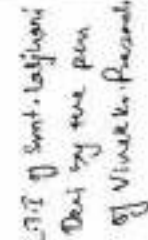
OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030001034821/2019



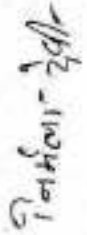






I. Signature of the Person(s) admitting the Execution at Private Residence.

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	Land Lord			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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	Land Lord			

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	Land Lord			
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	Land Lord			
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	Land Lord			

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
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	Land Lord			
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 Developer [SHELCON PROPERTIES PRIVATE LIMITED]			 Shelcon Properties Pvt. Ltd. Debabrata Sarkar Director
Sl 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-0403-03838/2019	Date of Registration	02/07/2019
Query No / Year	0403-0001034821/2019	Office where deed is registered	
Query Date	01/07/2019 1:17:15 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	BIRENDRA PRASAD Jyotinagar, Champasari More, Stiguri, Thana : Pradhan Nagar, District : Darjeeling, WEST BENGAL, Mobile No. : 9434007198, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 12,92,26,975/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari JI No: 47, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-589 (RS :-)	LR-670	Commercial use	Rupni	0.37125 Acre		2,40,78,050/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road,
L2	LR-589 (RS :-)	LR-671	Commercial use	Rupni	0.37125 Acre		2,40,78,050/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road,
L3	LR-589 (RS :-)	LR-660	Commercial use	Rupni	0.25 Acre		1,62,14,175/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road,
L4	LR-589 (RS :-)	LR-667	Commercial use	Rupni	0.34 Acre		2,20,51,278/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road,
L5	LR-589 (RS :-)	LR-668	Commercial use	Rupni	0.33 Acre		2,14,02,711/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road,
L6	LR-589 (RS :-)	LR-669	Commercial use	Rupni	0.33 Acre		2,14,02,711/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road,
		TOTAL :			199.25Dec	0 /-	1292,26,975 /-	
		Grand Total :			199.25Dec	0 /-	1292,26,975 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri BIRENDRA PRASAD (Presentant) Son of Late Aldev 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: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence</p>
2	<p>Shri SURENDRA PRASAD Son of Late Aldev 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: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence</p>
3	<p>Shri DEO KUMAR GUPTA 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: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence</p>
4	<p>Smt ANANTI DEVI 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: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence</p>
5	<p>Smt LALJHARI DEVI 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: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence</p>
6	<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: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 , PAN No.: AAHCS6766R, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Debabrata Sarkar 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
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			
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

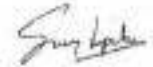
District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari Ji No: 47, Pin Code : 734003

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:আনন্দের Address:নিজ , Classification:রূপনী, Area:0.32000000 Acre,	Shri BIRENDRA PRASAD
L2	LR Plot No:- 589, LR Khatian No:- 671	Owner:সুরেন্দ্র প্রসাদ, Gurdian:আনন্দের Address:নিজ , Classification:রূপনী, Area:0.37000000 Acre,	Shri SURENDRA PRASAD
L3	LR Plot No:- 589, LR Khatian No:- 660	Owner:দেও কুমার গুপ্তা, Gurdian:শিবদত্ত Address:নিজ , Classification:রূপনী, Area:0.25000000 Acre,	Shri DEO KUMAR GUPTA
L4	LR Plot No:- 589, LR Khatian No:- 667	Owner:আনন্দি দেবী, Gurdian:গোপালজ শ, Address:নিজ , Classification:রূপনী, Area:0.34000000 Acre,	Smt ANANTI DEVI
L5	LR Plot No:- 589, LR Khatian No:- 668	Owner:লালজহাতি দেবী, Gurdian:রাজকিশোর Address:নিজ , Classification:রূপনী, Area:0.33000000 Acre,	Smt LALJHARI DEVI
L6	LR Plot No:- 589, LR Khatian No:- 669	Owner:নির্মলা দেবী, Gurdian:অশো কুমা, Address:নিজ , Classification:রূপনী, Area:0.33000000 Acre,	Shri NIRMALA DEVI

On 01-07-2019

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 02-07-2019

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 12:37 hrs on 02-07-2019, 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 02/07/2019 by 1. Shri BIRENDRA PRASAD, Son of Late Alidev Sah, Jyotnagar 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, Jyotnagar 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, Jyotnagar 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 Rakeshwar 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

Indefied 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 Others

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

Execution is admitted on 02-07-2019 by Shri Debabrata Sarkar, Director, SHELCON PROPERTIES PRIVATE LIMITED (Private Limited Company), Niladri Shikhar, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Indefied 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 Others

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 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/07/2019 2:58PM with Govt. Ref. No: 192019200034248901 on 01-07-2019, Amount Rs: 21/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 57922575 on 01-07-2019, Head of Account 0030-03-104-001-16

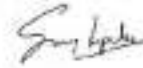
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2524, Amount: Rs.5,000/-, Date of Purchase: 25/06/2019, Vendor name: T Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/07/2019 2:58PM with Govt. Ref. No: 192019200034248901 on 01-07-2019, Amount Rs. 70,020/-, Bank:
Oriental Bank of Commerce (ORBC0100392), Ref. No. 57922575 on 01-07-2019, Head of Account 0030-02-103-003-02



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 0403-2019, Page from 84114 to 84159
being No 040303838 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.07.03 13:14:38 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 03/07/2019 13:14:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)

MUNICIPAL STAMP
2524 25.6.19

Shelcon Properties Pvt. Ltd.
Hill Court Road, Siliguri
Muz. Dist. Darjeeling



Tamunoy Nay
Govt. Stamp Vendor
Bagdogra
Lic. No. 548/RM
97, Darjeeling

किरेडुप्रसाद

2926

किरेडुप्रसाद

2927

Surendra Prasad

2928

Deo Kumar Gupta

2929

अनन्ती देवी

2930

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



Adm. Dist-Sub Registrar
Siliguri at Bagdogra Dist Darjeeling