



NO:- 4257 m

NO:- 4257

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Stamp of Rs 500/-
+ 200 + 200 + 100/-
= Rs. 1000/- in
four sheets only

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... A 99.10.
... 4-50

SD- S.K. Deb.
20.12.88

... 1-p.m.
... 20th Dec 1988.
... the District Sub-Registry office, Jaipur
Ladi Debi Modi
Ladi Debi modi (Signed in Hindi)

SD. S.K. Deb.

4201

सय लदी दिवि मोदी (सिग्नेचर in Hindi)

✓

DEED OF CONVEYANCE

This indentue made this the 20th day of December.

one thousand nine hundred eighty eight.

CONVEYANCE

Value of Rs. 10,000/-

Area - 9 katha 14 chhatak.

P.S. Rajganj.

B E T W E E N.

Sri Dil Bahadur Chhetri son of Mangal Singh Chhetri
hindu by cast, business by occupation, residing at C/n
D.K. Mitra Udyam ^{Singh} Swarant Road - Ashrampara Silliguri
P.S. Silliguri District Darjeeling - hereinafter called
the PURCHASER (which expression shall mean and include
heirs, executors, administrators, successors, representa-
tives and assigns) of the ONE PART.

✓

sq - Kadi Devi maki (Signature in Hindi)

Smt Ladi Devi Modi wife of Sri Prayag Raj Modi, hindu
by cast, housewife by occupation, residing at Khalpara
Silliguri P.S. Silliguri District Darjeeling - hereina-
fter called the VENDOR (which expression shall mean
and include unless excluded by or repugnant to the
context her heirs, executors, successors, administrators,
and assignees and assigns) of the OTHER PART.



Sd/- Ladi Devi Modi (Signed in Hindi)

50) Laxi Devi Masdi (Signature in Hindi)

-4-

WHEREAS the vendor absolute owner of the 17 kathas 10 chh. of land purchased from Sri Awtar Singh Bains & other of - Asharampara Sili-guri P.S. Siliguri District Darjeeling by virtue of a sale Deed No2849 registered on 15.5.97 at Addl. District Sub Registry Office of Jalpaiguri situated within pargana Baikunthapur Mouza Daogram P.S. Rajganj - District Jalpaiguri and from the date of purchase the - vendor has got right title and interest having the parman- ent heretable interest therein and the said land is in kha -s actual and physical possession of the vendor at the - date of presents.

-5-

Sd/- Lachi Devi Modi (Signed)
14/10/20

WHEREAS the vendor being in need of money have offered for sale the said land fully described in the schedule below.

AND

WHEREAS the purchaser being in need of land has accepted the said offer of the vendor has offer and agreed to purchase the said offer of the said land fully described in the schedule below for Rs. 10,000/- (Rupees ten thousand -) only, free from all encumbrances whatsoever.

AND

WHEREAS the vendor considering the said price so offered by the purchaser as fair reasonable and highest in view of prevailing market rate of land and has agreed to sell the said below schedule land unto the purchaser at or the said price of the sum of Rs. 10,000/- (Rupees ten thousand -) only, free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNEES that the purchaser pursuance of the afore-said agreement offer acceptance and also in consideration of the sum of Rs. 10,000 (Rupees ten thousand) only, paid in cash by the purchaser to the vendor the receipt whereof hereby acknowledge by the vendor does hereby grant, convey, assigns, sell and transfer and in favour of the purchaser said below schedule land together with all right, title, interest, liberties, easement, appurtenances and appertances which soever is belonging to or with the said below schedule land TO HAVE and TO HOLD the same by the purchaser absolutely and for ever peaceable and

SD- Ladi Devi mai
(Signature)

AND it is further covenanted that the described in the schedule below is held by the vendor have not been surrender or for feited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the said land hereby transferred or expressed or intended so to be by or anythereof at the date of presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for the loss or injury that the purchaser shall have to suffer inconsequences thereof.

THE vendor further covenants that all rent and taxes etc. payable by the vendor for the said land hereby sold that have accerued due upto the date of these presen-ts have been paid by the vendor and in case if it transpr-ices otherwise the vendor shall indemnify the purchaser for an-yloss resu-lting therefrom.

THE vendor that the entire property forming subject matter of the presents conveyance is and was in khas actual and physical possession of the vendor at the date of these presents the purchaser is deprived of possession or of enjoyment of the land hereby transferred or expressed or intended so to be by these presen-ts or any part thereof the vendor shall be liable to ret-urn to the purchaser the full or proportionate part of the consideration money as the case may be together with then the previliges or dispossession- n and shall also be liaole for adequate compensation for any loss or inju-ry attending thereto to be sustained the purchaser is consequences thereof

IT is fu-rther declare-d that the vendor have not entered into any binding contract with any other person to sell or to transfer otherwise the land hereby transferred by these subsits no charge, mortgage, attachment or encum-brances whatsoever with respect to the said land or any part thereof at the date of these presents and in the event of discovery of any such acts or things the vendor shall be liable to presecution for flase and fraudule

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Serial no. 20222 Date Name गोरखराज कर्ज-
 Address- (पुस्तक) रुपय 200/- R. Goswami Shri
 Vande Gyanim 20-22-88. Serial no. 20222
 Name गोरखराज कर्ज Address- (पुस्तक) रुपय
 200/- R. Goswami Shri Vande Gyanim
 20-22-88, Serial no. 20226 Name गोर-
 खराज कर्ज Address (पुस्तक) रुपय 200/- R.
 Goswami. Shri Vande Gyanim. 20-22-88
 Serial no. 20228 Name गोरखराज कर्ज-
 Address- (पुस्तक) रुपय 200/- R. Goswami
 Shri Vande Gyanim 20-22-88

Copied by
 Bijoy Kumar Mallik
 21-12-88.

Certified to be a true copy
 of a document which has
 not yet been transcribed
 in the Register Volume

(Signature)
 21-12-88

(Signature)
 Registrar Authorized U/S. 7 (2)
 of Act XVI of 1908, Jalpaiguri
 21-12-88.

SD/- Ladi Devi Modi (Signed in Hindi)

SCHEDULE OF THE LAND

All that piece or parcel of rayati land measuring 9 katha 14 chhatak of land at an annual rental of Rs. 80 paise only, appertaining to and forming part of 9.64 decimals of land at an annual rental of Rs. 42.41 paise only, the proportionate rent for the demised plot of land is payable to the State of West Bengal represented by J.L.R.O. of Rajganj situated within Pargana Baikunthapur, Mouza Babgram, P.S. Rajganj District - Jalpaiguri included in Khatian No. 701/5 seven hundred one by five, Sheet No. 8 eight, Plot No. 632 six hundred thirty two (part) area measuring 0.292 acre of land out of 9 katha 14 chhatak of land is hereby sold.

BOUNDARY OF THE LAND

- NORTH :- 24' Feet Wide Road.
- SOUTH :- Land of c.s plot no. 1058.
- EAST :- Land of plot no. 644, 642 & 643.
- WEST :- Land of Smt Kalpana Chhetri.

WITNESSES.

Prepared by & Typed by
SD/ Dulal Ghosh
(Dulal Ghosh, Jalpaiguri)