

URGENT

7271

certified copy
document no - 7271

Slip of Rs 5000 Bank - 1 for 1989
3000 + 500 + 100

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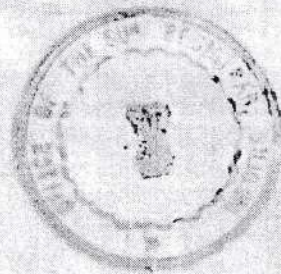
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872 For

please u/s o/ds

Sd Sk Ghorol

15/12/89



12/30

15/5 Dec 89

Kantilal Karamshi Patel

Kantilal Karamshi Patel

Sd Sk Ghorol - partner

Allied Industrial Company

15/12/89

[Signature]

670/297
v 18/1196

No. 1061 Date 18.1.90.
Sold to Sri Rantu Ghosal + a
of Bagdagra
Rs. 20/- (Rupees twenty)

Acme
Stamp Vendor
Siliguri Court

Execution is admitted by

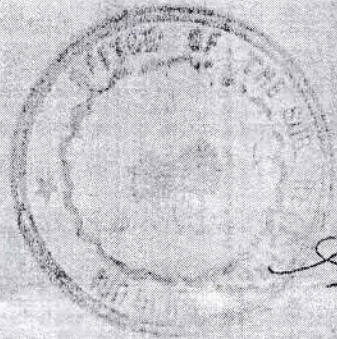
Kantilal Karamshi Patel
S/o Karamshi wasji Bhai
Patel

25-A Chitla Raja Avenue
Calcutta

Partner
Business partner
for Allied Industrial
Corporation

Identified by
Sisir Kumar Ghoshal
S/o H. Jiban Krishna
Ghoshal
Bagdagra
Darjeeling
Partner
Service

8249
Kantilal Karamshi Patel
Partner
Allied Industrial Corporation



Sri Sisir Kumar
Ghoshal
S/o H. Jiban Krishna
Ghoshal
Bagdagra
Darjeeling
Sd S. Ghoshal

15/12/89

82 no 7932 }
Dec no 7231 } Oct 15.12.89.

Kanti Lal Karamghi Patel
Partners
Allied Industrial Corporation

DEED OF SALE (CONFIDENCE)

Land: 0.42-acre.

Price: Rs. 80,000/00

Mouza: Uttar Bagdogra,
J.L.No. 82, Map-93.

P.S. Naxalbari.

This Indenture made on the 15 day of December 1989.

Parties

1. Sri. Baite Ghosal,
2. Sri. Ashim Ghosal, both sons late Jibon Krishna Ghosal,
by religion Hindu, by occupation Business, resident of --
UPADINA KHAWAN, Bagdogra, P.O. Bagdogra, P.S. Naxalbari, Dt.
Darjeeling, West Bengal, hereinafter called the "PURCHASERS"
(which expression shall mean and include unless excluded
by or repugnant to the context their heirs, executors,
successors, legal representatives, administrators & assigns)
of the ONE PART.

(contd. to 2)

Kantilal Karamshi Patel
Partner
Allied Industrial
Corporation

Page 3.

WHEREAS the vendor is the absolute owner in sixteen
anna share and in exclusive khas and physical possession
of ALL that piece or parcel of land measuring 0.42-forty-
two decimals as fully described in the SCHEDULE appended
below and as shown & delineated by NSD border lines in
the map or plan annexed herewith forming part of these
present, having right of easements to use the Road and
path on East and West thereof as shown in the said map
or plan (hereinafter referred to as "BELOW-SCHEDULED -
PROPERTY" for the sake of brevity), by virtue of a Deed
of Sale executed by Smt. Sisirkana Sarker, wife of late
Pranode Banjan Sarker of P/165, New Alipore, Block-"G",
P.S. New Alipore, Calcutta-63 on 23.4.1979 and registered
in the Office of the Registrar of Assurances, Calcutta, and
the vendor hereof has permanent, heritable & transferrable
right, title & interest therein. (contd. to 4)

Kaorilal Karamshi
Patel Partner
Allied Industrial corpo-
- ration

Page 4.

A N D

WHEREAS the vendor, being in need of money for its developmental plans, has firmly and finally decided to sell and has also offered for sale its said below-scheduled - property disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and -- charges whatsoever.

A N D

WHEREAS the purchasers, relying on the aforesaid statements of the vendor, have agreed to purchase the said below-scheduled property of the vendor at or for the -- price of Rs. 80,000/00 (Rs. Eighty thousand ~~and no paise~~) only free from all encumbrances and charges whatsoever.

(contd. to 5)

[Handwritten signature]

Page 6.

A B D

Kantilal Karanik
Patel, Partner
Allied Industrial
Corporation

WHEREAS the Vendor, considering the price so offered by the purchasers as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell its said below-scheduled property to the purchasers at or for the price of Rs. 80,000/- (Rupees Eighty thousand) only free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in --
pursuance of the aforesaid offer, acceptance and in --
consideration of the sum of Rs. 80000/- (Rupees Eighty --
thousand) only paid by the purchasers this day to the
vendor in cash (the receipt whereof the vendor does here-
by acknowledge as having received and the vendor also
grants full discharge to the purchasers from the payment
thereof), the vendor DOETH hereby convey, assign, sell and
transfer its said below-scheduled property together
with all its right, title, interest, hereditaments, liber-
ties, easements, trees and fences etc. whatsoever in any
way belonging to or reputed to belong therewith and makes
over possession thereof unto and in favour of the purcha-
sers absolutely and for ever TO HAVE AND TO HOLD the same
as an absolute estate by the purchasers as exclusive --
owners thereof, peaceably and quietly, with permanent,
heritable and transferrable right, and without any claim,
objection, interference or interruption from the vendor
or any person or persons claiming under it, subject to
the payment of land revenue and other taxes to the --
superior landlord - now the Govt. of West Bengal.

(contd. to 6)

Kantilal
Karamshi Patel
Partner
Allied Industrial
Corporation

The vendor declares that the interest which it professes to transfer hereby -subsists as on the date of these presents, and that there exists no previous transfer, mortgage, contract for sale or otherwise by the vendor in favour of any other person or party -- respecting the said below-scheduled property or any part thereof, and that the property hereby transferred, expressed or intended so to be -suffers from no defect of title, and that the recitals made hereinabove -are -all true, and in the event of any contrary is proved, the vendor shall be liable to be dealt with according to law and shall also be liable to make good the loss or injury which the purchasers may suffer or sustain -- in consequence thereof.

The vendor further covenants with the purchasers that if for any defect of title of the said below -scheduled property or for any act done or suffered to be done by the vendor, the purchasers be deprived of ownership, enjoyment or of possession of the said below-scheduled property or any part thereof in future, then the vendor shall return to the purchasers the full or proportionate part of the consideration money as the case may be together with an interest at the rate of rupees fifteen percent per annum from the date of such deprivation ~~enjoyment~~ of ownership/enjoyment or of possession, and the vendor shall also pay adequate -- compensation to the purchasers for any other loss or injury which the purchasers may suffer or sustain resulting therefrom.

Kashtilal Karan Singh
Patel Partner
Allied Industrial
Corporation

: SCHEDULE OF PROPERTY/LAND SOLD BY THIS DEED :

ALL THAT PIECE OR PARCEL of Land measuring 0.42-forty two decimals in Plot/Dag No. 333/740 (three hundred thirty three by seven hundred forty), recorded in W.B.E.A. Act, 1953's Revisional Settlement Survey's Finally Published Record-of-Rights bearing Khattar No. 89 (eighty nine) of Mouza - "UTIAR BAGDOGRA", J.L.No. 82, New J.L.No. 93, Police Station Hazalhari, Sub-division and Sub-Registry Office Siliguri, Paragana Patharghata, Tausi No. 91, Dt. Darjeeling, as shown and delineated by R&D border lines in the map or Plan - annexed herewith forming part of these presents, having right of easements to use the Road and Path on East & West thereof as shown in the said map or plan, is sold by this Deed of Sale (Conveyance).

The R&D border lined land as aforesaid is butted and bounded as follows :-

- On the North : Land of Dayanoy Chakraborty, Sudhir Sarkar, Bishati Khasnabish, Kundu - Batu and D. Karanakar - as shown in the said map.
- On the South : Land of Debnath Babu and Hari Paul and others - as shown in the said map.
- On the East : Twelve Feet width Road and land of Dayanoy Chakraborty as shown in the said map.
- On the West : Seven feet width Private Path, land of J.K. Roy and Hari Paul & others - as shown in the said map & on further west Main Road connected with aforesaid Seven feet width Path.

Yearly rent for the said land is Rs. 11/32-paisa - now payable to the Superior landlord - the Govt. of West Bengal.

(contd. to 8)

Kantilal
Karamshi Patel
Partner
Allied Industrial
Corporation

IN WITNESS WHEREOF the Vendor, through its -
Authorised Partner abovenamed, do hereunto set
and subscribe its Seal and Signature on this
Deed of Sale (Conveyance) on the day, month and
year first above written.

Witness:

1) Pradip Ghosal
Advocate,
Siliguri.

Drafted, read over & explained
by me:
Sd Utpal Ranjan Sarkar
(UTPAL RANJAN SARKAR)
Advocate, Siliguri.

2) Sisir Kumar
Choudhuri
Bagdogra
Darjeeling

Typed by me:
Ghoshal Sd Sovananda Das
(Sovananda Das)
Bakiopara East, Siliguri.

No 917 dated 11/7/89 sold to
Baido Ghosal & Ashim Ghosal at
Bagdogra, N stamp worth Rs 8,600/-
issued to him by Sd Srigobla 11/7/89
Stamp Head clerk Siliguri court

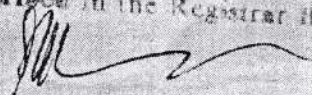
No 917 dated 11.9.89 sold to
Baido Ghosal & Ashim Ghosal
at Bagdogra N J stamp worth
Rs 8,600/- issued to him Sd
Srigobla 11/7/89 stamp Head
clerk Siliguri Treasury, No 917 dated

11-7-89 sold to
 Bailo ghasal & Ashim ghasal
 at Bagdagra M 3 stamp worth
 Rs 8600/- issued to him
 3d eligible 11/7/89 stamp head
 clerk Siliguri Treasury no 917
 date 11-7-89 sold to Bailo ghasal
 & Ashim ghasal at Bagdagra M
 3 stamp worth Rs 8600/- issued to him
 3d eligible 11/7/89 stamp head
 clerk Siliguri Treasury
 signed by Swapna Bhowmik
 Jhumur Bose
 Joyamreeganguly

20/11/90

20/11/90

20/11/90
 Certified to be true copy of a
 document which has not yet been
 transcribed in the Registrar's book


 Sub-Registrar
 20/11/90

