

2529

7-25/6 500Rs.



[Faint handwritten notes and a circular stamp]

[Handwritten notes: A: 6650, 4350]

[Vertical handwritten note: Shrimati Anjali Nandy]

**End Sadar Joint Sub-Registrar
of Jalpaiguri at Rajganj**

[Handwritten date: 29.6.89]

DEED OF SALE (CONVEYANCE)

With respect to:
1774.11. Sq. ft or
.041-acre.

Price: Rs. 7000/00

Mouza: Dabgram,
J.L.No. 2.

P.S. Rajganj.
Dt. Jalpaiguri.

(contd. to 2)

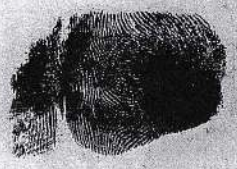
[Signature]
ADVOCATE
Sulburi

বয়স 39 তারিখ 1-6-89
জন্মস্থান Japan Nandi
পিতা Salguri
পুত্র (কর্তা) Anita

09.10.89
Smt. Anjali Nandy
- Shrimati Anjali Nandy



[Signature]
2nd Sadar Joint Sub-Registrar
of Jalpaiguri at Rajgarj



2754

[Signature]

- Shrimati Anjali Nandy

Smt. Anjali Nandy
L. Sarendra Nath
Barbha, Nandy
Golganj, Mirzapur
Hindu Hindu
Gold
Business

[Signature]

Goutam Nandy

Goutam Nandy
Sarendra Nath
Lilligee Nandy
Lilligee
Golganj
Hindu Cellar

[Signature]

200Rs.



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Shrimati Anjali Nandy

This Indenture of Sale made on the
29th day of June, 1989 at Siliguri.

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Anand Kumar
ADVOCATE,
Siliguri.

(contd. to 3)

Shrimati Anjali Nandy

B E T W E E N

Shri. Tapan Nandi, Son of Late Narendra Nath Nandi, by religion Hindu, by occupation Service in U. Co. Bank, resident of Purba Vivekanandapally, P.O. Rabindra Sarani, P.S. Rajganj, District Jalpaiguri, W.B., hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context his -- heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART.

A N D

Smt. Anjali Nandi, Wife of late Narendra Nath Nandi, by religion Hindu, by occupation Household Business, resident of Purba Vivekanandapally, P.O. Rabindra Sarani, P.S. Rajganj, District Jalpaiguri, W.B., hereinafter called the "V E N D O R" (which expression shall mean & include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS the Vendor, by virtue of inheritance from her deceased husband -Narendra Nath Nandi, is the owner-in-possession of 1/6th. (one-sixth) share, and by virtue of gift from her sons and daughters (who are also the legal heirs of Narendra Nath Nandi) -viz. Goutam Nandi & others per registered Deed of Gift being No. 165, dated 11.1.1989 of Rajganj- Sub-Registry Office, is the owner-in-possession of 5/6th. (five-sixth) share, of homestead property comprised of land measuring 0.09 nine decimals

Anjali Nandy

Stimati Anjali
Nandy

of Plot No.433, recorded in R.S.Khatian No.646/1-of
Mouza [REDACTED] Dabgram, J.L.No.2, within the jurisdic-
tion of Police Station and Sub-Registry Office Rajganj,
Dt.Jalpaiguri, free from all encumbrances and charges
whatsoever, having permanent, heritable & transferrable
right, title and interest therein.

A N D

WHEREAS the vendor, being in need of money for
her own developmental plans, has firmly and finally
decided to sell and has also offered for sale ALL
that piece or parcel of homestead land measuring -
1774.11-Square-feet as fully described in the ---
SCHEDULE appended below and as shown & delineated
by Mark "2" quoted with RED border lines in the
map or plan annexed here-with forming part of these
presents (hereinafter referred to as "BELOW-SCHEDULED
LAND" for the sake of brevity), out of her said total
homestead property comprised of land measuring 0.09-
nine decimals, disclosing the aforesaid facts relating
thereto and declaring the same free from all encum-
brances and charges whatsoever.

A N D

WHEREAS the purchaser, relying on the aforesaid
statements of the vendor, has agreed to purchase the
said below-scheduled land of the vendor at or for the
price of Rs.7000/00 (Rs. Seven Thousand) only free from

Page 5.

A N D

Stimati Anjali
Nandy

WHEREAS the vendor, considering the price so offered by the purchaser as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell her said below-scheduled land to the purchaser at or for the said price of Rs.7,000/- (Rs. Seven 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.7000/- (Rupees Seven Thousand) only paid by the purchaser this day to the vendor in cash (the receipt whereof the vendor does hereby --- acknowledge as having received and the vendor also --- grants full discharge to the purchaser from the payment thereof), the vendor DOTH hereby convey, assign, sell and transfer her said below-scheduled land together with - all her right, title, interest, hereditaments, liberties, 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 --- purchaser absolutely and for ever TO HAVE AND TO HOLD the same by the purchaser as exclusive owner thereof, peaceably and quietly, with permanent, heritable and transferrable right, title and interest therewith, and without any claim, objection, interference or interruption from the vendor or any person or persons claiming under her,

Skimadi Anjali
Nandy

subject to the payment of land revenue and other taxes to the superior landlord -now the Govt. of W.B.

The vendor declares that the interest which she 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 land, 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 for false recitals and shall also be liable to make good the loss or injury which the purchaser may -suffer or sustain in consequence thereof.

The vendor further covenants with the purchaser that if for any defect of title of the said below -- scheduled land or for any act done or suffered to be done by the vendor, the purchaser be deprived of ownership or of possession of the said below-scheduled land or any part thereof in future, then the vendor shall --- return to the purchaser the full or proportionate part of the consideration money as the case may be together with an interest at the rate of twelve percent per -- annum from the date of such deprivation of ownership or of possession, and the vendor shall also pay adequate compensation to the purchaser for any other loss or

Shivditi Anjali
Nandy

SCHEDULE OF LAND SOLD BY THIS DEED OF SALE:

ALL THAT PIECE OR PARCEL of homestead land measuring 1774.11-One seven seven four point one one Square-feet - equal to .041-point zero four one acre in Plot/Dag Number 433(four hundred thirty three), recorded in W.B.E.A. Act, 1953's Revisional Settlement Survey's Khatian Number -- 646/1(six hundred forty six by one) of Mouza "DABGRAM", J.L.No.2, within the jurisdiction of Police Station and Sub-Registry Office Rajganj, Paragana Baikuntapur, Touzi No.3, District Registry Office and District Jalpaiguri, as shown and delineated by Mark "2" quotted with RED - border lines in the map or plan annexed herewith forming part of these presents -is sold by this Deed of Sale.

The land sold by this Deed is butted & bounded as follows:-

On the North: Land of the vendor hereof.

On the South: Land of Suresh Kundu,

On the East : Land of Amrit Lal Saha.

On the West : Land of K.D.Muhuri.

Yearly rent for the land hereby sold is Rs. now payable to the superior landlord -the Govt. of W.B.

IN WITNESS WHEREOF the Vendor, in good health and conscious mind, has set and subscribed her hand on this Deed of Sale on the day, month and year first above written.

Witnesses:

Drafted, read over & explained by me and typed in my office.

Gulam Nandy

Ashoke Kumar Basu
(Ashoke Kumar Basu)
Advocate Siliguri Court.