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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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CERTIFIED COPY OF DOCUMENT NO. 643

BOOK NO. I FOR YEAR 1982





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Page No. 184 - 100

Stamp: 1/10/82
Sub-Registrar, Siliguri
Act 1908

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2102/11/20

Handwritten notes:
R.T.S. of
Aman Singh & Sons
Hygiene for it
Manoranjan Ray

Note:
One Kap attached
in this volume
S.R.

Sub-Registrar,
SILIGURI

DEED OF SALE

This Deed of Sale is made on this the 29th day of
January, 1982.

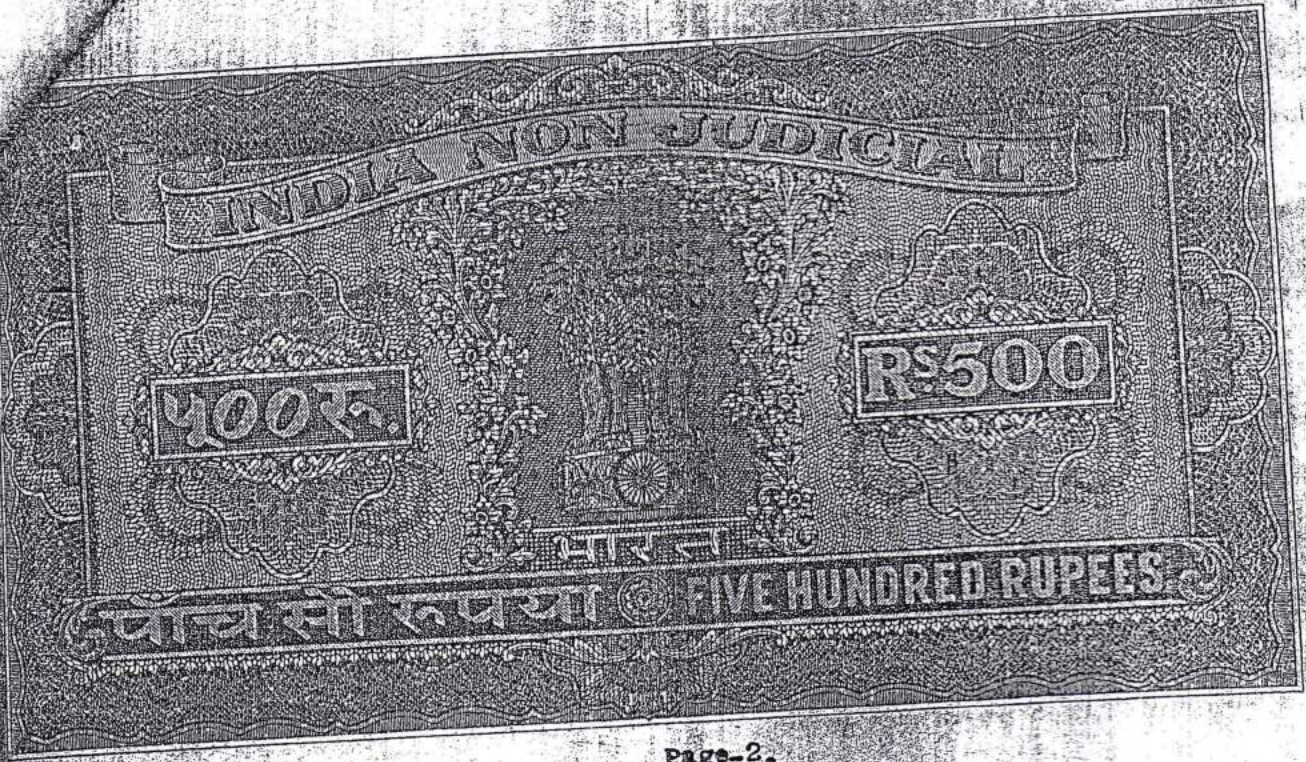
BETWEEN

Sri. Nagnarayan Prasad, and, Sri. Sukhlal Prasad, both
sons of Sri. Shew Nandan Ram, Hindu by faith, business
by occupation, resident of Chakbazar, Darjeeling, P.O. &
P.S. Barjeeling, Dist. Darjeeling - hereinafter called the
"PURCHASERS" (which expression shall mean
and include unless excluded by or repugnant to the
context their heirs, executors, representatives, adminis-
trators and assigns) of the One Part.

Malayoth no mestead
land: 4 four kattas
or 0.062 acre
Price Rs. 21500/00 only
P.S. Siliguri.



(contd. to 2)



Page-2.

[Handwritten signature]

*S. T. N. N.
Sri Gyanendra Chandra Nandi*



*S. T. N. N.
Ananda Chandra Nandi
Byline for &
Manoranjan Ray*

A n d

1. Sri.Nepal Nandi, 2. Sri.Gyanendra Chandra Nandi, and ,
3. Sri.Ananda Chandra Nandi, all sons of late Bhakti Bhusa
Nandi,Hindu by faith,cultivator by occupation, resident of
Mandlaguri, P.S.Siliguri, Dist.Darjeeling-hereinafter calle
the "V E N D O R S" (which expression shall mean and
include unless excluded by or repugnant to the context
their heirs,executors,representatives,administrators and
assigns) of the Other Part.

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Page-3.

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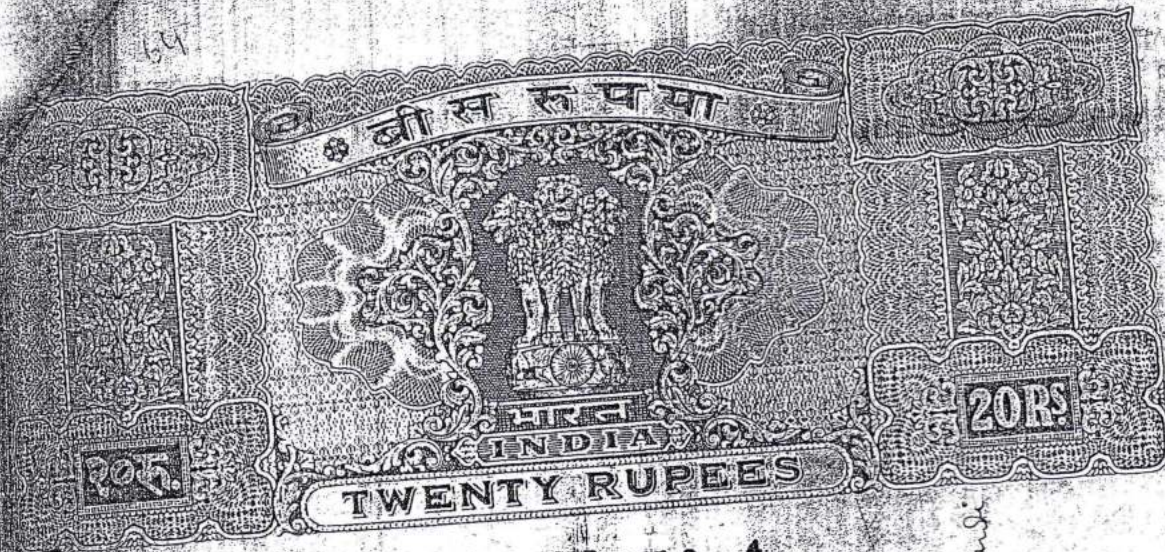
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Handwritten text: Manoj Kumar Ray

Whereas the vendors are the absolute owners sixteen annas share and in actual khas and phisic possession of all that piece or parcel of land me ring 0.43 forty three acre, by virtue of a Deed of Sale executed by Sri. Kishori Mohan Mazunder, son c late Ashutosh Mazunder, of Mahananda Para, P.O. & P Siliguri, on 14.5.1979 and registered in Sub-regis office, Siliguri, Being Document No. 3080 for the ye 1979.



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Page - 4

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*X T. 9. 1
of J. L. R. O.
Kandi*

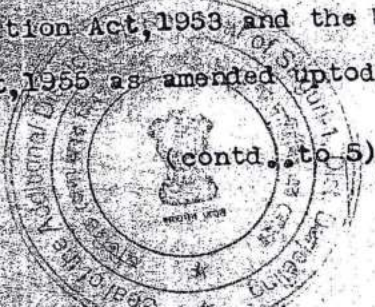
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A. S. Ch. Kandi
Signature for it
Manoranjan Ray*

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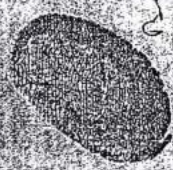
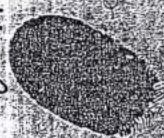
Whereas the name of the vendors have been duly mutated by the J.L.R.O., Siliguri with respect to the said land vide his office Mutation Case No. 353 (II) 79-80, and the vendors are paying land revenue etc. for the said land to the superior landlord Govt. of West Bengal regularly.

A n d

Whereas the vendors have permanent heritable and transferrable right, title and interest on the entire aforesaid land and the said entire land is free from all encumbrances, charges, mortgage, lien and requisition or acquisition proceedings. The said land is a Retained Land under the Provisions of the West Bengal Estates Acquisition Act, 1953, and the West Bengal Land Reforms Act, 1955 as amended upto date.



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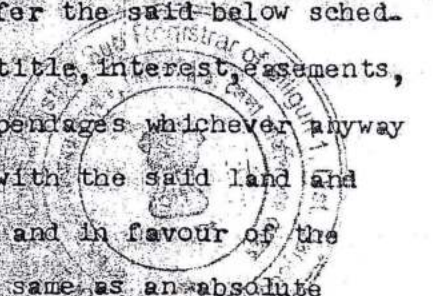


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K.T.P. of
S. J. ...
K.T.P. of
A. ...
S. ...
M. ...

A n d

Whereas the vendors being in need of fund for acquiring other type of properties, have offered for sale the land measuring four kattas, out of the vendors aforesaid land measuring 0.43 forty three acre, and the purchasers have agreed to purchase of the said land measuring four kattas as fully described in the schedule below (hereinafter the said four kattas of land which the purchasers have agreed to purchase is referred to as "BELOW SCHEDULE LAND" for sake of brevity) at or for the price of Rs. 21500/00 (Rs. twenty one thousand five hundred) only free from all encumbrances whatsoever, and whereas the vendors considering the said price as fair, reasonable and highest have finally and firmly agreed to sell the said below scheduled land, to the purchasers, at or for the price of Rs. 21500/00 (Rs. twenty one thousand five hundred) only free from all encumbrances whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs. 21500/00 (Rs. twenty one thousand five hundred) only paid by the purchasers this day to the vendors in cash (the receipt whereof the vendors doth hereby acknowledge as having fully received and the vendors also grants full discharge to the purchasers from the payment thereof) - the vendors doth hereby convey, assign, sell and transfer the said below scheduled land together with all right, title, interest, easements, liberties, fences, appurtenances and appendages whichever anyway belonging to or reputed to belong with the said land and makes over possession thereof unto and in favour of the purchasers TO HAVE AND TO HOLD the same as an absolute



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or any other person or persons claiming under their subject to the payment of land revenue and other taxes to the Superior landlord now the Govt. of West Bengal or to such other authority in future as law provides from time to time.

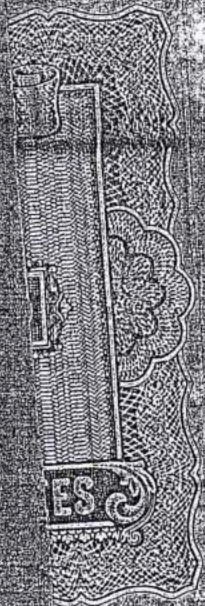
The vendors declares that the interest which the professes to transfer hereby subsists as on the date of these presence, and that the vendors have not previously sold transferred, mortgaged, encumbered, contracted for sale or otherwise the said below scheduled land hereby transferred, expressed or intended so to be to any other person or party, and that the said land hereby transferred suffers from no defect of title, and that the recitals made hereinabove are all true, and in the event of any contrary is detected or proved, the vendors 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 resulting therefrom.

The vendors further covenants with the purchasers 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 vendors, the purchasers are deprived of ownership or of possession of the said below scheduled land or any part thereof in future, then the vendors shall forthwith 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 18% (Rs. eighteen) percent per annum from the date of such deprivation of ownership or of possession, and the vendors shall further be liable to pay adequate compensation to the purchasers for any other loss or injury which the purchasers may suffer or sustain in consequence thereof.

(contd. to 7)



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Not
to be used
for
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YANCE

th day of

Smt. Girza Debi, wife of Sri. Shau Jee Prasad, Hindu
by faith, household affairs by occupation, resident
of Chakbazar, Darjeeling, P.S. Darjeeling, District -
Darjeeling-hereinafter called the "PURCHASER"
(which expression shall mean and include unless
excluded by or repugnant to the context her heirs,
executors, representatives, administrators and
assigns) of the One Part.

Homestead land
of 0.062
only
P.S. Jalaguri.