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গিরা দেবী



শ্রী হরিহর সিং

STD in Hindi 'Girra Devi' = DEED OF SALE STD Debassh Chakrabarty Adv Continue on next page = Page-2 =

STD in Hindi 'Girra Devi' = DEED OF SALE STD D. Chakrabarty Adv Continue on next page = Page-3 = STD

in Hindi 'Girra Devi' = This Indenture is made on this the 6th day of May 2004 A.D. STD D. Chakrabarty Adv Continue on next page = Page-4 =

STD in Hindi 'Girra Devi' = DESCRIPTION OF LAND Land measuring = 5 Kathas or equal to 8.25 decimals only.

Value Rupees 1,50,000/- More or Less. Handwritten: 88 (Eighty-eight) Khata no = 62/1 (Suty-Pad by One) Police Station = Matigan District Darjiling

Class Number = 66 Siliguri Municipal Corporation Area (STD D. Chakrabarty Adv Continue on next page = Page-5 =

STD in Hindi 'Girra Devi' = BENEVOLENT (SRI RAMSANKAR SINGH) S/O Late Bhogi Singh, Hindu by faith, business by

Occupation, Indian Nationality Resident of Champaran, More, Siliguri P.O. - Champaran via Brahman

nagar P.S. Matigan Subdivision - Siliguri, District - Darjiling (W. Bengal) Pin Code no. 734403 hereafter

Called the "PURCHASER" which expression shall mean unless excluded by or repugnant to the context be deemed to include his heirs, executor, Successors

Legal representatives, and assigns) OF THE ONE PART AND Smt. GIRRA DEVI W/o

Sri Shrikrishna Prasad Gupta Hindu by faith & wife by Occupation, Indian Nationality Resident of Champaran Darjiling P.O. & Subdivision & District

(30)

Durgaching (W. Bengal) hereinafter called the "Vendor" (which expression shall mean unless excluded by or repugnant to the Contract be deemed to include her heirs, executors, Successors, legal representatives, Administrators and Assigns) of the CHITRA DEVI S/O D. Chakraborty & Co (Continued on next page) = Page 6 = S/O in kind GIRLA DEVI = WHEREAS one SRI KISHORI MOHAN NATHUMDAR S/O Sri Ashutosh Nathumdar of Mahananda Para, Siliyuni is returned owner of Khatian no. 62/1 under case no. mandalaganj, P.L. no. 107 (Nov-85), Land measuring 2 aca 28 decimals, P.S. - Siliyuni (Now Matigara), District Durgaching (W. Bengal). WHEREAS aforesaid Owner sold the said land to 1. SRI NEPAL NANDI, 2. SRI GYANENDRA CHANDRA NANDI, AND 3. SRI ANANDA CHANDRA NANDI all sons are late Bhakti Chhushan Nandi of Mandalaganj, Siliyuni by virtue of a registered deed of sale, registered at the Office of the Sub-Registrar Siliyuni on 14.05.1979 in being deed no. 308 for the year 1979, land measuring 43 decimals only and above said purchasers mutation their name at the Office of the revenue Officer, Siliyuni with respect to the said purchased land vide mutation Case no. 853 (A)/77-80, WHEREAS thereafter 1. Sri Nepal Nandi, 2. Sri Gyanendra Chandra Nandi, and 3. Sri Anand Chandra Nandi sold aforesaid land measuring 4 (four) Kathas or equal to 6.6 decimals only to SRI GIRLA DEVI W/O - Sri Shewjee Dasgupta (Quota) of Chark Basar Durgaching by virtue of a registered deed of sale, registered at the Office of the Sub-Registrar Siliyuni in book no. 1, being deed no. 644 for the year 1982. S/O D. Chakraborty & Co (Continued on next page) = Page 7 = S/O in kind Girila Devi = WHEREAS aforesaid 1. Sri Nepal

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Nandi and others also sold land measuring 1 (one) Katha or equal to 1.65 decimals only to SRI NAGINA RAYAN PRASAD, son in law of Shri Nandan Ram of Chakrabarti family by virtue of a registered deed of sale registered at the office of the Sub-Registrar Siliguri on dated 29.01.1982, in book no-1, being deed no-643, for the year 1982. WHEREAS there after dated 15.08.1991 aforesaid Shri Naganayam Prasad sold aforesaid one Katha land to SRI AIR SA DEVI, C/O. Sri Shantipriya Prasad Gupta by virtue of a registered deed of sale registered at the office of the Sub-Registrar Siliguri in book no-1, being deed no-6833, for the year 1991. WHEREAS present Vendor became absolute owner by purchase aforesaid land in the manner as above said and having permanent heritable and transferable right, title and interest thereof and keeping actual legal and physical possession thereof, and the said entire land is free from all encumbrances and charges mortgage, loan and requisition or acquisition provided whatsoever, the said land is a retained land under the provision of the West Bengal State Acquisition Act-1953 and the W. Bengal Land Reforms Act-1955 as Amended up to date. & D. Chakraborty (Continue on next page) - 1925 = STD in hand Girija Devi - 100% RIAS. The Vendor herself being in need of money for purpose of developmental scheme / plan of other property and works and family and final had decided to sell and also has offered to the purchaser for sale aforesaid land measuring 5 Kathas or equal to 8.25 decimals only minutely described in the below scheduled land as per shown in the map by the red border lines which

free from all encumbrances and Charges whatsoever  
 WHEREAS the purchaser hereby being interested to  
 purchase a plot of agriculture land in the  
 area at Nallaguni, Champasari, Silihari, P.S. Matpara  
 District - Darjeeling in West Bengal, has hereby and  
 finally agreed to purchase the said land measuring  
 5 Kattahas or equal to 8.25 decimals only  
 more fully described in the below scheduled land or as  
 shown in the sketch map by the Red border line and  
 purchaser hereby also offered the price sum of Rupees  
 1,50,000/- (one lakh fifty thousand) Only free from  
 all encumbrances and Charges whatsoever  
 WHEREAS the Vendor hereby considering the price  
 at Silihari, District - Darjeeling in West Bengal, so  
 offered by the purchaser as fair, reasonable and  
 highest in view of the prevailing market rate and hereby  
 and 8100. Chakraborty Continue on next page - 2  
 = १५००० = 570 in Hindi Curva Devi =  
 finally has agreed to sell unto and in favour of  
 the purchaser hereby the aforesaid land measur-  
 ing 5 Kattahas or equal to 8.25 decimals only,  
 fully described in the below scheduled land or as  
 shown in the sketch map by the Red border lines  
 at or for the price sum of Rupees - 1,50,000/- (one  
 Lakh fifty thousand) Only, free from all encumbrances  
 and Charges whatsoever. NOW THIS INDENTURE OF  
 SALE IS WITNESSED that in pursuance of aforesaid  
 offer, acceptance and consideration at Silihari  
 District Darjeeling in West Bengal of the sum of Rupees  
 1,50,000/- (one lakh fifty thousand) Only, has  
 paid in cash today by the purchaser to the  
 Vendor (the receipt hereby the Vendor do hereby acknowledge  
 as having received the price of the said  
 land from the purchaser and also grant full  
 discharge to the purchaser from the Government

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thereof) and the said land hereby transferred to the purchasers in manner as here appeared and the Vendor hereby grant conveyance assign and transfer the absolute estate as described in the below scheduled land, forever make over possession thereof unto and in favour of the purchaser together S/O D. Chatterjee and (continue on next page) = Report = S/O in kind Girja Devi = with all right, title, interest, liberties, easements, appurtenances which ever any way belonging to or reputed to belong to the said "TO HAVE AND TO HOLD" the same as an absolute estate peacefully and quietly with permanent heritable and transmissible right, title and interest and without any claim, objection, interference and interruption from the Vendor and her heirs, executors, legal representatives and assignee or any other persons or party subject to the payment of land revenue and other taxes to the Government. And the purchaser will further be entitled to insert his name in place of the Vendor and pay proportionate rent and other taxes therefore in his name in respect of the said land and property, and the purchaser hereunto shall be entitled to exercise with all right of owner and possession of the land including full right of transfer as contemplated in the transfer or property act and in all other laws of transfer of Vague, and the purchaser will also be entitled to enjoy and use the said land in manner he likes without any hindrance by the Vendor and his heirs, executors, legal representatives and assignee and any other persons or party. The Vendor hereby declare that the interest which he profess to have in the

have these presents for S/D D. Chakrabarty & Co  
 (Continue on next page) = Page 11 = S/D in Hindi  
 Giora Devi's registration have permanent heritable  
 and transferable good right title and interest with  
 actual khat and physical possession thereof, and  
 declare the same free from all encumbrances  
 and charges whatsoever and the Vendor and  
 his legal representatives has not previously sold  
 mortgage and transferred and not contracted  
 for sale and transfer the said land and  
 also not entered into any binding or contract  
 for sale and transfer and otherwise with  
 any person or party in respect of the said land  
 property and that property or their portion  
 suffers from no defect of title and their  
 right of title is under good condition with  
 actual khat and physical possession thereof  
 and no any civil suit or any other civil  
 and criminal case are pending in the courts in  
 respect of the said landed property, and all  
 rents, taxes and other outgoing due or  
 payable in respect of the said landed  
 property have been fully paid, discharged and  
 satisfied and the said land or their part  
 is not affected by any notice or act  
 of the Wealth tax, Sale tax, Profession  
 tax Income tax, Electricity tax, Municipal tax,  
 Water tax or under the provision of any other  
 law or rules framed thereunder or by any  
 public or private body under the provision of  
 any Act or otherwise in respect of the  
 said landed property. S/D D. Chakrabarty & Co  
 (Continue on next page) = Page 12 = S/D  
 in Hindi Giora Devi = And the Vendor further

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Effect of Act. And in the event of any Contrary is  
 record of said land, and if actual holder and  
 physical possession is not under good condition of  
 the said land, and said land is not free from  
 all encumbrances and charges whatsoever, and any  
 act done and suffered / suffered to be done by the  
 Vendor the purchaser be deprived of ownership  
 and of possession in respect of the said  
 land or their part in future, then the Vendor  
 shall be liable to return to the purchaser the consid-  
 -eration money or price money with interest at the  
 rate of 12% the sum of Rs. 2% percent per month  
 of the full or proportionate part of the  
 said land from the date of such deprivation of  
 ownership and dispossession of the said land  
 Case may be by the purchaser and Vendor  
 and Vendor shall also be liable for compensation  
 compensation for any loss and injury  
 which the purchaser may be suffered by a  
 sustained in relation and resulting of the said  
 landed property with according to law both Civil  
 and Criminal as case may be by the purchaser  
 in future, and if any suit or any  
 other Civil and Criminal case is pending in  
 the Court in respect of the said landed pro-  
 perty and if any balance or due or payable  
 and rents or taxes etc. are pending in respect  
 of the said land then the Vendor shall also  
 D. Chakraborty Adv (Continue on next page) =  
 = Rs. 1000 = STD in hand. Circa Rs. 1000 =  
 also be liable to make good the all case and  
 order of the Court or of any other public  
 or private body and also make good all  
 payable due or balance and rents or taxes etc.  
 in respect of the said land.



Covenant with the purchaser that Vendor and her heirs, executors, legal representatives and assigns shall execute all such deed and documents and other papers as require by the purchaser and his heirs, executors, legal representatives and assigns time to time at all time in future in respect of the said landed property for more effectually assuring the peaceful enjoyment and possession and good title of the purchaser without any demand of any price money or consideration money of the said land by the vendor and her heirs, executors, legal representatives and assigns in future. SD D. Chakrabarty (Continue on next page) - 2

DULL OF LAND ARE THAT piece or parcel of Royal Homestead Land measuring 5 (five) Kathas or equal to 8.25 (Eight point two five) decimals only or all total land of deed of sale no. 644 year 1982 and another deed of sale no. 6829 year 1991 hereby sold in Madhya Pradesh, P. No. 107 PARLIANO. Patna (State) P. No. 91 (Ninety - One) Plot No. 88 (Eighty Eight) KHANNA NO. 62/1 (Sixty Two by One) Police Station: Matiyara SUB DIVISION: Seemur DISTRICT: Darjeeling (West Bengal State) REGISTRY: Assam Sub-Registry Office, Bagdogra YEARLY RENT: Rupees 0.62 per Acre Rent, and Now Rupees 289/- Subject to the payment to the government of West Bengal. WARD NO 46, Under Seemur Municipal Corporation, BOUNDARY note: SD Land of Ganesh Singh Saha; Present purchaser Sri Ram Saha Singh and others East, 10 feet Kanchha Road, Plot No. 107 of Kanchha Singh, The sketch map of SD Land hereby is attached herewith and the Revenue map of SD Land is attached herewith.

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