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500Rs.



• Embosable under Rule 21 (a),  
 Stamped under the Indian Stamp  
 (West Bengal Amendment) Act  
 1987 also under Section 8 of the  
 W.B.L.R. Act 1955. Schedule No  
 1A. 23 Fees paid A. 66.00  
 Stamp Fee A. 50 in G.P.S

A 66.00  
 eps. n. 50

*[Signature]*

Sub Registrar Joint Sub-Registry  
 of Jalpaiguri at Rajganj

12.3.93

*Chandrika Kharga*  
*Chandrika Kharga*

DEED OF SALE ( CONVEYANCE )

With respect to : Homestead land 0.04125-acre.  
 Price Rs.7,000/-  
 Mouza Dabgram, J.L.No.2,  
 P.S.Rajganj.

77800  
 Adv. 5/8

(contd. to next sheet)

**A. J. STAMP**

No. 328 - dated 05.3-93

SOLD TO Champa Devi Agarwala

Siliguri

500/- (Five hundred)



Anita Das  
STAMP VENDOR  
SILIGURI CAMP

Presented for Registration on the 15th day of March 1993

at the Rajonj Sub-Registry Office

by Sant. Chandrakala Khargga alias Chandrakala Khargga

*[Signature]*  
Sub-Registrar  
of Jalpaiguri

Chandbika Khargga  
Chandrakala Khargga

*Executed*



1602

Sant. Chandrakala Khargga,  
alias Chandrakala Khargga,  
W/O. H. Dal Bahadur Khargga,  
25 Mile, Sevoke Road,  
Jalpaiguri.  
By Sant. *[Signature]* by Pro Household Business

Chandbika Khargga

Chandrakala Khargga

*John Das*

Shova Lama

Shova Lama,  
son of Prem Singh,  
Sevoke Road, 2 Miles,  
Jalpaiguri.  
By Sant. *[Signature]* by Pro Household Business

*John Das*  
Sub-Registrar  
of Jalpaiguri  
15/3/93



*Chandrika Khargra*  
 @ *Chandrika Khargra*

This Indenture made on the 12th day of March, 1993.

*17000/ Adv.*

(contd. to next sheet )

**N. J. STAMP**

No. 329— dated 05-3-93

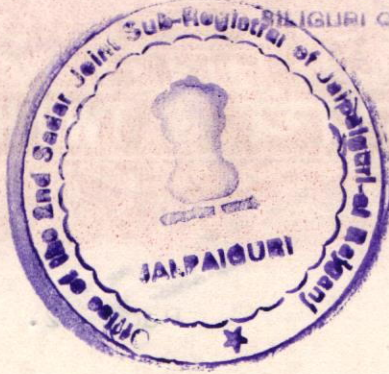
SOLD TO Champa Devi Agarwal

Siliguri

200/- (Rs. Two hundred) only

Total: Rs. 500/- + Rs. 200/- = Rs. 700/- (Rs. Seven hundred) only

Anita Das.



*[Handwritten signature]*

2nd and 3rd Joint Sub-Registrar  
of Jaintia District of Siliguri

*[Handwritten signature]*

This instrument was on the 4th day of March, 1993.

(To be filled in next sheet)

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B E T W E E N

SMT.CHAMPA DEVI AGARWALA, Wife of Sri.Kishan Lal Agarwala, by religion Hindu, by occupation Housewife, resident of Dangipara, Siliguri, P.O. & P.S.Siliguri, Dist.Darjeeling, hereinafter called the "P U R C H A S E R" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns ) of the ONE PART.

A N D

<sup>^</sup>@CHANDRAKALA KHARGA, SMT.CHANDRIKA KHARGA, <sup>^</sup>Wife of Late Dal Bahadur Kharga, by religion Hindu, by occupation Household business, resident of 2 1/2-Mile, Sevoke Road, P.S. Bhaktinagar, Dist.Jalpaiguri, hereinafter called the "V E N D O R" - ( which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART.

(Contd. to next sheet )

Chandrika Kharga  
@ Chandrika Kharga

g-10w  
A.W.

Chandrika Khargga  
@ Chandrika La Khargga

WHEREAS the vendor hereof became the absolute owner and entered in actual khas and physical possession of Homestead - land measuring 0.04125-zero point zero four one two five acre equal to 2(two) kattas 8(eight) chhataks as fully described in the SCHEDULE appended below ( hereinafter referred to as - - " BELOW-SCHEDULED LAND " for the sake of brevity) by virtue of a Deed of Partition executed by the vendor and Smt.Sabitri Devi Kharga, Smt.Sushila Chandak and Sri.Madhu Prasad Sharma, on 04.05.1992 and registered in the office of the District - Sub-Registrar, Jalpaiguri, being document No.2865-for the - year 1992.

A N D

WHEREAS the vendor hereof, being in need of money for her various developmental plans and schemes, has offered for sale her said below-scheduled land, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the purchaser hereof, 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.7,000/- (Rs.Seven thousand ) only free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor hereof considering the prices offered by the purchaser as fair, reasonable and highest in the prevailing market, has also finally agreed to sell her said below -

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27/08/92  
Adv.

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Chandabika Khargu  
@ Chandabika Khargu

scheduled land to the purchaser at or for the price of -  
Rs.7,000/00 (Rupees Seven thousand) only free from all encum-  
brances 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.7,000/- (Rs. 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 absolute -  
owner thereof, peaceably and quietly, with permanent, heritable  
and transferrable right, title and interest and without any  
claim, objection, interference or interruption from the vendor  
or any other person or persons claiming under her, subject to  
the payment of land revenue and other taxes to the superior  
landlord - now the Govt. of West Bengal.

The vendor declares that the interest which she professes  
to transfer hereby subsists as on the date of these presents,  
and that the vendor has not previously sold, transferred,  
mortgaged, contracted for sale or otherwise the said below-

(Contd. to next sheet)

1800  
Adv.

Chandbika Khaz  
Chandbika Khaz

scheduled land to or with any other person or party, and that the land 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 purchaser may suffer or sustain resulting therefrom.

The vendor further covenant 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 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 rupees fifteen percent per annum from the date of such deprivation of ownership or of possession, and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in - consequence thereof.

: SCHEDULE OF THE LAND :

ALL THAT PIECE OR PARCEL of Homestead land measuring -- 0.04125-zero point zero four one two five acre or 2(two)kathas 8(eight)chhataks of(Plot No.80(eighty), Sheet No.7(old), 8(new) recorded in Sabek Khatian No.71(seventy one), R.S./Hal Khatian No.90/1(ninety by one), of Mouza -Dabgram, J.L.No.2, within the

8/8/21  
Adv.

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Chandabikakharaga  
Chandabikata  
Kharga

jurisdiction of Police Station -Rajganj, Sub-Division and Sub-Registry Office -Jalpaiguri, Paragana -Baikunthapur, Touzi Number 3, Dist. Jalpaiguri, is sold by this Deed of Sale (Conveyance).

The said land is butted and bounded as follows:-

- By the North: Land of Sri. Bhabani Chhetri ;
- By the South: Land of Ganesh Saw Mill ;
- By the East : Land of Smt. Sushila Chandak ;
- By the West : Land of Smt. Sabitri Devi Kharga.

The said bounded land is shown and delineated by Letter 'B' quotted with RED Border lines in the map or plan annexed herewith forming part of these presents.

Yearly rent for the land measuring 0.50-acre is Rs.0/50-paisa and proportionate yearly rent for the land hereby sold is Rs.0/05-paisa -now payable to the superior landlord -the Govt. of West Bengal.

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:-

- ① Shova Lama  
daughter of Pramsingh  
Sevake Road 2 miles -
- ② Sushila Chandak  
wife of Arun Chandak  
Sevake Road 2 1/2 mile

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

Sisir Kumar Das  
(Sisir Kumar Das),  
Advocate, Siliguri,  
Hakimpara (East), Siliguri,  
Regn. ~~...~~ No. W.B./352/88.