

5753 22-11-07

2816

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832624

14/2006-07
13.11.07

23
A-231661
PF 10-002-08

Administrative stamp: Stamp duty not required under the Indian Stamp Act, 1899 Schedule of fees paid.

23 A-231661
A-811961
201207

DEED OF CONVEYANCE

Stamp duty payable as per
Setforth Value Rs. ... 1,05,350/-
due to Urgent necessity paid duty 5000/-
Mks up by N. J. Stamp of Rs. ...
and by Bank Dr. P/Bankers Cheque of Rs. 1,00,350/-
of S. A. 1 ...
SEARCH bearing No. 239752, 14/11/07

Signature

239753
239754

Collector
A. E. S. A. Bagdore

4948000
2107000
2636000
31196



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



सत्यमेव जयते

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 832625

1,91,236/-
Sis. court
3196/-
844575

१९५२

[Signature]
Addl. Dist Sub Registrar
Siliguri II at Bongaigaon, Dist - Darjeeling
20/12/07

DEED OF CONVEYANCE

[Signature]



भारतीय नैर न्यायिक INDIA NON JUDICIAL

A 832626

रु. १०००

3

DEED OF CONVEYANCE

Handwritten signature

Handwritten signature or mark in the top right corner.

DEED OF CONVEYANCE

Handwritten text, possibly a name or date, written vertically.

ऑफिसर जनरल पब्लिक वर्कस WEST BENGAL

A 832627





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832628

18/11/2020

5

DEED OF CONVEYANCE

Robsonar

Signature

AND WHEREAS the Vendor heretofore being in need of money for his developmental schemes/plans has firmly and finally decided to sell and has also offered for sale land measuring 2.33 acres disclosing the aforesaid facts and declaring the same free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor has got permission for selling the below schedule land measuring 2.33 acres out of aforesaid land from the concern authority issued by the Revenue Officer, Under Chapter-II A of W.B.L.R. Act, 1955 Silliguri & Project Officer-Cum-D.W.O. Backward Classes Welfare, Silliguri on 8/11/2007 and Memo No.1528/1(2)/B.C.W.Project dated 8.11.2007 in favour of the Vendor.

WHEREAS the Vendor is the recorded owner of land measuring 3.09 acres situated within Mouza BANIAKHAHARI, 1.L.No.55, Part of Plot No.Old-95, New-323, New Khatian No.73, Pargana Patharghata, under P.S. Matigara, District Darjeeling, having permanent, heritable and transferable right, title and interest therein.

WHEREAS the Vendor is the recorded owner of land measuring 3.09 acres situated within Mouza BANIAKHAHARI, 1.L.No.55, Part of Plot No.Old-95, New-323, New Khatian No.73, Pargana Patharghata, under P.S. Matigara, District Darjeeling, having permanent, heritable and transferable right, title and interest therein.

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THIS INDENTURE IS MADE ON THIS THE 19th DAY OF NOVEMBER, 2007.

BETWEEN

DESCRIPTION OF LAND

LAND: 2.33 acres.

VALUE: Rs.21,07,000.00

MOUZA: BANIAKHAHARI, 1.L.No.55

Plot No.Old-95, New-323, Khatian No.73

P.S. - MATIGARA, DIST. DARJEELING

1023234

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10/3/07

AND WHEREAS the Purchaser hereof relying on the aforesaid statements of the Vendor have agreed to purchase the aforesaid land measuring 2.33 acres as fully described in the schedule below at or for the price of Rs.21,07,000.00 only, free from all encumbrances and charges whatsoever.

AND 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 the said below schedule land to the Purchaser at or for the price of Rs.21,07,000.00 only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs.21,07,000.00 paid by the Purchaser to the Vendor (out of which the sum of Rs.1,00,000.00 by cheque being No.634019 dated 28.8.2006 and Rs.1,01,000/- by Cash already paid as an advance and remaining amount of Rs.19,06,000/- paid by Cheques being Cheque No.063095 dated 9/11/2007 of Rs.10,00,000/-, Cheque No.063096 dated 9/11/2007 of Rs.9,06,000/- on Centurian Bank of Punjab Limited, Hill Cart Road, Siliguri (the receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof) the Vendor do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the schedule below and make over possession thereof together with all right, title, interest, liberties, easements, privileges appendices, appurtenances which ever is belonging to or in any way appertaining to the said land TO HAVE AND TO HOLD the same absolutely by the Purchaser for ever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Govt. of the State of West Bengal.

The Vendor does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby demised or any part thereof suffers from no defect of title and the event of discovery of any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

The Vendor do hereby covenant with the Purchaser that if for any defect of title of the land hereby demised or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the land hereby demised or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest at the rate of Rs.2/- percent per month from the date of such deprivation or of dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

Debnath

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SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL OF vacant land measuring 2.33 acres situates within Mouza BANIAKHARI, J.L.No.55, Part of Plot No.Old-95, New-323, New Khatian No.73, Pargana Patharghata, under P.S. Matigara, District Darjeeling and the land revenue payable to the superior landlord - Govt. of West Bengal. The said land is butted and bounded as follows :

- North : Land of S.K.Agarwal & Chandu Oraon;
- South : Land of Rajesh Oraon and others;
- East : Nala;
- West : Land of Purnima Oraon;

IN WITNESS WHEREOF the Vendor in good health and conscious mind has set and subscribed his hand on these presents on the day, month and year first above written.

WITNESSES

1. [Signature]

[Signature]

s/o Balaram Oraon

Drafted by me,

vill - Baniakhari, Uchubagan, [Signature]
Mehsan, Darjeeling, Advocate, Siliguri
NB-1416/81

ओमप्रकाश प्रसाद

(पिता) - रघुनाथ प्रसाद

(माता) - कविताश्री मादीगाडा

(जिला) - राजालगा (W.B)

Finger Prints of _____

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Narendra Ch. Gam

Narendra Ch. Gam
Signature

Finger Prints of _____

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Subodh Kumar

Subodh Kumar

Subodh Kumar
Signature

Finger Prints of _____

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Passport Photo

Signature

Finger Prints of _____

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



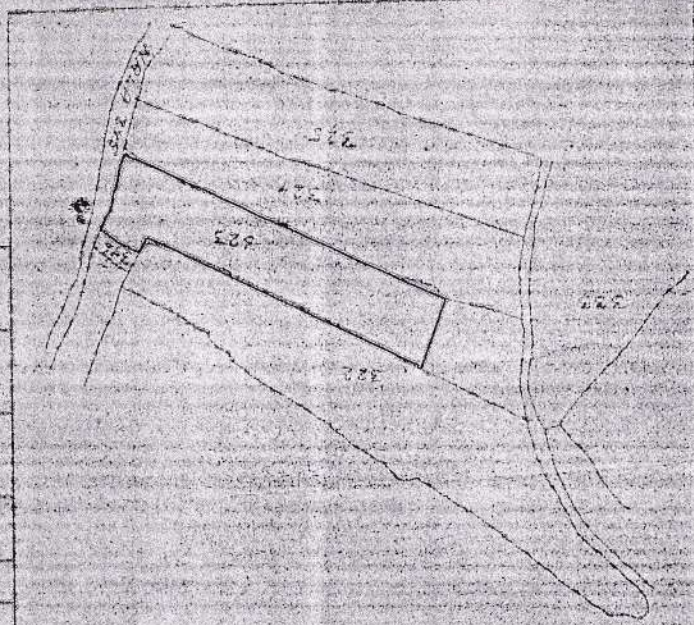
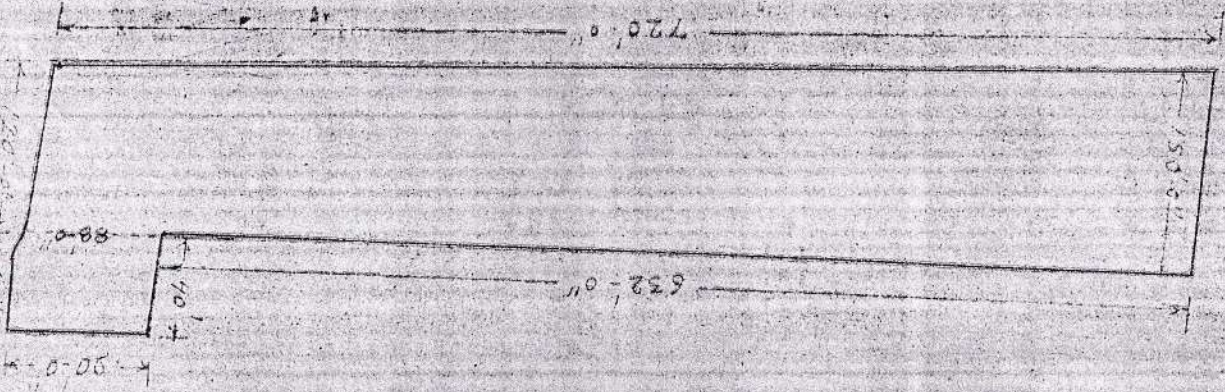
Passport Photo

SIGNATURE OF THE SELLERS

25052

(Handwritten signature)

NOT TO SCALE



AREA BOUNDED BY	N	LAND OF CHANDU ORSON & S.K. AGGARWAL
	S	LAND OF RAJESH ORSON & RAIL ORSON
	E	GOTT WALF
	W	LAND OF PURNIMA ORSON

PROPOSED AREA SHOWN THUS

MUTUA & T.L. No.	BANIAKHARI - 55	SHEET No.	3 (NEH)	PLAT No.	323-P-(NEW)	AREA OF LAND	2.31 - ACRES
					95-P-(OLD)		

SCHEDULE OF LAND

NAME OF THE PURCHASER	KARENDRA CHANDRA GARG SRI YOKUL GARG 169 SEVORE ROAD SILIGURI P.O. & P.S. SILIGURI DIST. DARJEELING
NAME OF THE SELLER	SRI SUKUT ORSON 80 LATE FAGU ORSON BANIAKHARI LICHIUBAGAN P.O. & P.S. MATIGARA DIST. DARJEELING
SITE PLAN	N