

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

अभिज्ञान पश्चिम बंगाल WEST BENGAL

30AA 213865

7. Land No. 4750, in the year 1991

FEES PAID	
(1)	Rs. 2.00
(2)	Rs. 2.00
(3) (a)	Rs. 6.20
(3) (b)	Rs. 3.00
S.J Stamp	Rs. 10.00
Article Fee	Rs.
S.F.S	Rs. 10.00



Date of issue 12/6/02
 Date of registration 15/6/02
 Name of applicant Abhinav Saha
 Serial No. of Copy 2588/347

Addl. District Sub-Registrar
 Jalpaiguri
 15/6/02

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1991

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4.11.93

conveyance: Area 66 decimal consideration
 Rs. 24,000/- p.s. Rajganj CONVEYANCE
 This indenture made this 30th day
 of August 1991. BETWEEN: 1. Sri Sajjan
 Kumar Agarwala 2. Sri Bijoy Kumar
 Agarwala both S/o Sri Ramneshwari
 Agarwala 3. Smt. Anita Devi Agarwala
 W/o. Sri Sajjan Kumar Agarwala 4.
 Sri Pawan Kumar Mittal S/o. Jaikishan
 Mittal. 5. Sri Subhas Kumar Agarwala
 S/o late Biseswar Lal Agarwala 6. Sri
 Pawan Kumar Agarwala S/o Sri Narsinh
 Dass Agarwala 7. Sri Ashok Kumar Bansal
 S/o late Hanuman Prasad Bansal, all
 Hindu in religion, business by occupation
 resident of Sevak Road Siliguri. p.s.
 S.P. Office Siliguri Dist Darjeeling here-
 inafter called the PURCHASER (which
 expression shall mean and include unless
 sd. Sejali Choudhury - - - - (2nd
 pag) - 2. excluded by or repugnant to
 the context their heirs, executors, admin-
 istrators, successors, representatives
 and assigns) of the ONE PART. AND
 Srimati Sejali Choudhury W/o Sri
 Choudhury Hindu by religion house-wife
 by occupation resident of Ashrampara
 Siliguri p.s. S.P. Office Siliguri Dist
 Darjeeling hereinafter called the VENDOR
 (which expression shall mean and inclu-
 de unless excluded by or repugnant
 to the context her heirs, executors
 administrators, successors, represen-
 tatives and assigns) of the OTHER PART.
 WHEREAS the Vendor has acquired

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Sejali Choudhury

SIGNATURE OF THE REGISTERING OFFICER



purchase a plot of land measuring
 2 two bigha or 66 decimal of land
 measuring from Sri padar Nath more
 of Biliguni by virtue of a deed of
 sale registered at Addl. District
 sub registrar Darjeeling on 15.6.91.
 registered in Book No. 3234
 for the year 1991 situated with in
 pargana Rajkumtha pur mouza Dargra
 sd: Sebati Chandhury (1st
 page) - 3 - ps. Rajkumtha sub registry
 office and Dist. Darjeeling and as such
 from the date of above said purchase
 the vendor has got right title and inter-
 est having permanent heritable and
 alienable interest therein and the
 said land is in actual and phy-
 sical possession of the vendor at the date
 of these presents. AND WHEREAS the
 vendor being in need of money has
 offered for sale the said land mea-
 suring 2 two bigha or 66 decimal of
 land fully described in the schedule
 below for Rs- 24,000/- (Rupees twenty
 four thousand) only free from all
 encumbrances whatsoever. sd: Sebati
 Chandhury (1st page) - 4 -
 WHEREAS the vendor has accepted the
 price so offered by the purchaser as
 fair and reasonable price in view
 of the prevailing highest market
 rate of land and has agreed to
 sell the said land measuring 2 two bigha
 or 66 decimal of land fully descri-
 bed in the schedule below for Rs.

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24,000/- (Rupees twenty four thousand)
only free from all encumbrances what-
soever unto the purchaser and the
said land is transferred in the ma-
nner as appearing herein after - Now
THIS INDENTURE WITNESSETH that
in pursuance of the abovesaid order
and acceptance and also in considera-
tion of Rs. 24,000/- (Rupees twenty
four thousand) only paid in cash by
the purchaser to the vendor (the rece-
ipt whereof the vendor does hereby
acknowledge and grants full discharge
to the purchaser from the payment
thereof) the vendor does hereby grant
convey, assign and transfer unto the
purchaser the abovesaid land fully
described in the schedule below and
make over possession thereof together
with all rights liberties privileges, ea-
sements, appendices appurtenances what-
soever belonging to or in any way
appertaining to the said land as the
absolute estate free from all encumbr-
ances whatsoever and all the right,
title and interest of the vendor unto
and upon the land hereby conveyed;
expressed or intended so to be to
HAVE and TO HOLD the same subject
to the payment of rent and taxes etc.
payable to the Landlord the State
of West Bengal. AND it is further
covenanted that the land described
in the schedule below is held by the
vendor has not been surrendered on

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forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the said land hereby transferred or expressed or intended so to be on any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever 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 compensate the purchaser for any loss or injury that purchaser shall have to suffer in consequence thereof. sd/ Seetal Choudhury
 - - - (5th page) - - - THE vendor further covenants that all rent and taxes etc. payable by the vendor for the land hereby sold that have accrued due up to the date of these presents have been paid by the vendor and in case it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss resulting therefrom. THE vendor further declares that the entire property forming subject matter of the present conveyance is and was in the actual and physical possession of the vendor at the date of these presents of for any defect to title or for any act done or supposed to be done by these presents

The purchaser of the land hereby transferred shall be bound to return the purchase money with interest within 15 days from the date of disposal of the land or in such other manner as may be directed in writing by the court or other authority having jurisdiction in the premises.

The purchasers are deprived or possession of enjoyment of the land hereby transferred or expressed or intended so to be by these presents or any part thereof the vendor shall be liable to return to the purchasers the full or proportionate part of the consideration money as the case may be together with ~~an~~ interest at the rate of the then highest market rate of interest from the date of such deprivation or dis possession and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the purchasers in consequence thereof - It is further declared that the vendor has not entered into any binding contract with any other person or persons whatsoever to sell or to transfer the land hereby conveyed by these presents or any part thereof expressed or intended so to be and that there subsists no charge, mortgage, attachment, contract of sale existing with respect to the land bully described in the schedule below or any part thereof at the date of execution of these presents and in the event of discovery of any such acts, deeds and things the vendor shall be liable to prosecution for false and fraudulent recitals made herein and shall also be liable to compensate the purchaser adequately for any loss or injury to be sustained by the purchaser

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Bafali chowdhury.

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chases in consequence thereof. sd. sardar chondhury - - - (fix page) - 6 - SCHEDULE. All that piece or parcel or raiyati land measuring .66 sixt six decimal of land at an annual rental of Rs. 15 (paise fifteen) only appertaining to and forming part of 26.16 1/2 acre of land at an annual rental of Rs. 6.90 (Rupees six and paise ninety) only the proportionate rent for the demised plot of land is payable to the land lord the state of West Bengal represented by the M. L. L. P. O. Rajganj situated within paragona Rajgunthapur mouza Babgram P. S. Rajganj Hal P. S. Bhaktinagar Dist. Garupuri 52 no. 2 Khathian no. Sabek 163 Hal Khathian no. 82 sheet no. Sabek 6, Hal sheet no. 9 plot no. 84 eighty four measuring 12.56 acre plot no. 85 eighty five measuring 40 basant decimal of land total in two plots measuring 12.96 acre of land out of that the vendor was purchased .66 sixt six decimal of land is entirely sold and the demised plot of land is bounded as follows -

^{Sri Sajjan Kumar Asarnala 6 of} NORTH: Road
 sold land of Sri Ujjal Sarkar & Sri Parash Chosh now purchased
 SOUTH: sold land of Kedar Nath more
 now purchased Sri Sajjan Kumar Asarnala & Githier's EAST: Road WEST: Road

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S. Chondhury.

IN WITNESS WHERE OF the vendor does hereunto set his hand on the day month and year first above written. The contents of this document have gone through

Sajali
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purchased
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I understood personally by the vendor
 sd. Sajali Chandhury
 VENDOR drafted prepared & typed
 by me Narendra Nath Sarkar having
 licence no. 1 of 1990 of Dist Registrar
 of Darjeeling. WITNESSES. sd. Mahesh
 Kumar Agarwal Serok Road Siliguri.
 sd. Nripek Banik Serok Road Siliguri.

 S.2 no 722 Date 23.8.91 - sold to Sajjan
 Kumar Agarwala RS-2400/- sd. Un-
 sigible 23/8/91 Stamp Head clerk Siliguri
 S.2 no 722 Date 23.8.91 Sold to
 Sajjan Kumar Agarwala RS-2400/-
 sd. Unsigible 23/8/91 - Stamp vendor
 Head clerk Siliguri S.2 no. 722 Date
 23.8.91 sold to Sajjan Kumar Agarwala
 RS-2400/- sd. Unsigible 23/8/91 Stamp
 Head clerk Siliguri Stamp of Rs.
 2000 + 2000 + 2000 = 2400 in 3 sheets
 copied and read by Sampurna Das
 C. No 34 - compared by Nandini Sarker
 S. 4750 of 34 = Rs. 2000 + 2000 + 2000 = Rs. 2400/-
 34

S. Chandhury

Stamp
 P. 14 of W.B.L. 1986
 Stamped under the Indian
 Stamp Act, 1898
 Date 30.8.93

Sd/-
 30.8.93

SIGNATURE OF PRESENTANT
 Sajali chowdhury.

SIGNATURE OF THE REGISTERING OFFICER.

