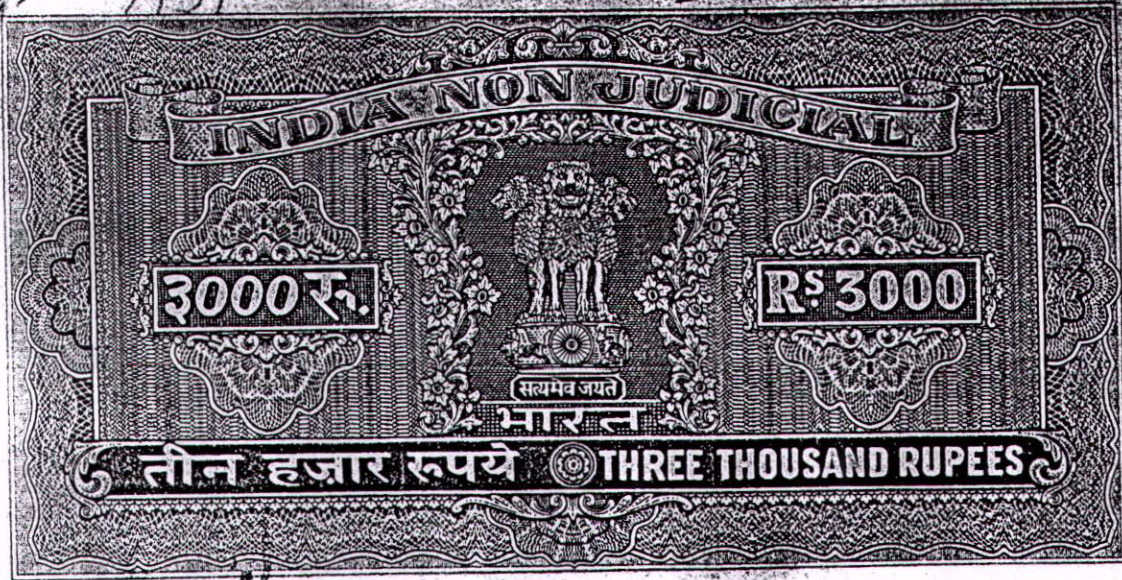


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40,000/-
23
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24-50

Schedule I A No. 1-181
Fees Paid
District Sub Registrar
Jaipur

District Sub Registrar
Jaipur

Narsing Dass Agarwal

C O N V E Y A N C E .

Conveyance :

This Indenture made this the 01st day of December

Area : 14
kattas.

One thousand Nine
hundred

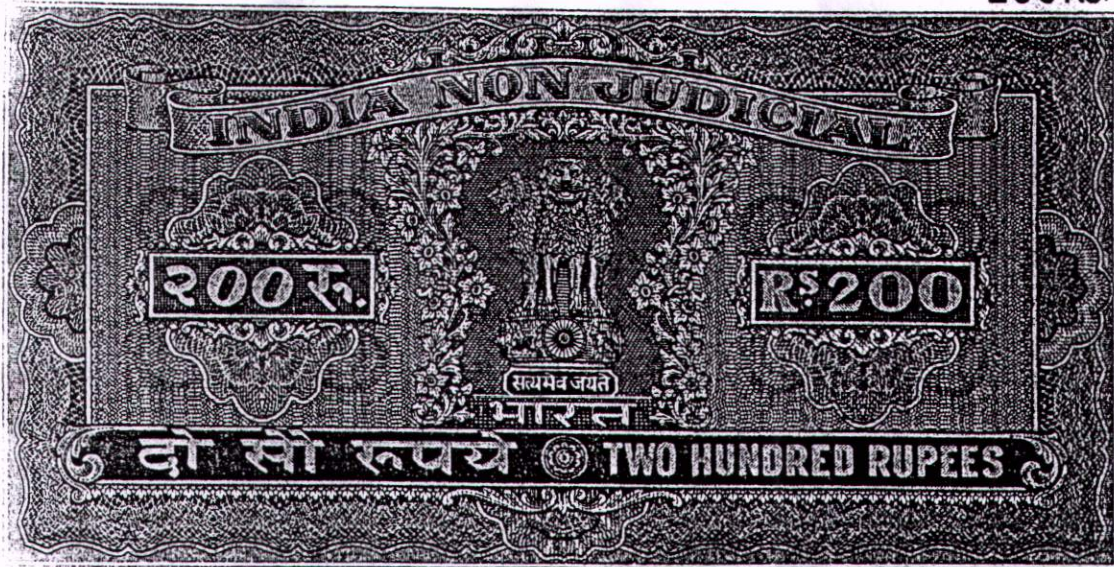
Consideration :
Rs. 40,000/-

and
Eighty six

P.S. Rajganj :

B E T W E E N

Seema Agarwal



2.

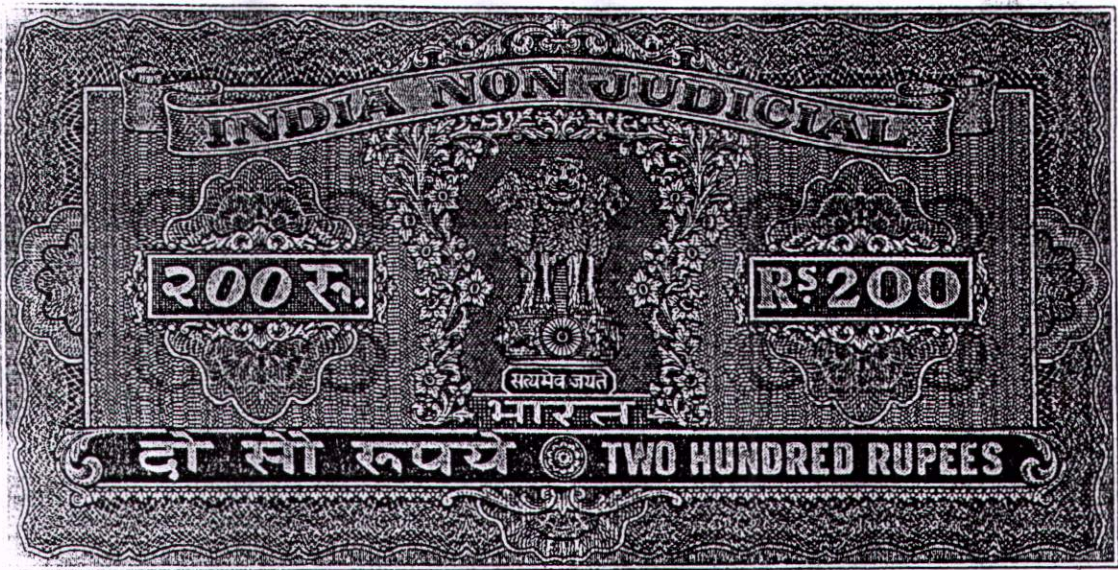
Narsing Dass Agarwal

B E T W E E N

Srimati SIMA AGARWAL, wife of ~~Sri Prithvi~~ Surendra ~~Agarwal~~, Hindu by religion, House-wife by occupation, resident of Shyama Prasad Mukherjee Road Siliguri, Police Station, Sub Registry Office & Sub Division Siliguri, Dist. Darjeeling --- hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, administrators, successors, representatives and successors and assigns) of the ONE PART.

A N D ...

Seema Agarwal



3.

Narsingdas Agarwal

A N D

Sri NARSING DAS AGARWAL, son of Udmiram Agarwal, Hindu by religion, businessman by occupation, resident of Ramphu (SIKKIM) - hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, administrators, successors, representatives and assigns) of the OTHER PART.

WHEREAS the Vendor has acquired by purchase a plot of raiyati land from one Rameshwar Das Bansal of Siliguri, by virtue of a deed of sale, registered at Dist. Sub Registrar Office, Jalpaiguri on 22. 11. 65, registered in Book No. 1, Volume No. 65, Page 167 to 169, Being No. 6435, for the year 1965,

Seema Agarwal

Narsingdas Agarwal

and has mutated the name of the Vendor in the Office of landlord the State of West Bengal, represented by the J. L. R. O., Rejganj, vide M.C. No. IX-II/239 of 71-72, situate within Pargana Baikunthapur, Mouza Dab-gram, P. S. Rajganj, S. R. Office & Dist. Jalpaiguri, which land had been held and occupied by the said Rameshwardas Bansal, acquired by purchase from one Ratia Khatoun, w/o Md. Ismail Hoque Choudhury of Siliguri by virtue of a deed of sale, registered at Dist. Sub Registrar, Jalpaiguri on 21. 7. 59, registered in Book No. 1, Volume No. 42, Page 264 to 268, Being No. 3910, for the year 1959, and as such from the date of aforesaid date of purchase the Vendor become sole, absolute and exclusive owner-in possession of the said plot of land and has got right title and interest having permanent heritable and transferrable interest therein and the said land is in khas, actual and physical possession of the Vendor at the date of these presents.

A N D

WHEREAS the Vendor being in need of money has offered for sale the said plot of land measuring 14 fourteen kattas of land fully described in the schedule below and delineated in the plan annexed herewith and forming part of these presents.

A N D

WHEREAS the Purchaser being in need of land for residential and business purpose has accepted the said offer of the Vendor and has offered and agreed to purchase the said land measuring 14 fourteen kattas of land fully described in the schedule below for Rs. 40,000/- (Rupees Forty thousand) only, free from all encumbrances whatsoever.

A N D

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 14 fourteen kattas

Seema Agarwal

Narsinghadas
Agarwal

or .231 acre of land fully described in the schedule below and delineated in the plan annexed herewith and forming part of these presents for Rs. 40,000/- (Rupees Forty thousand) only, free from all encumbrances whatsoever unto the Purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of Rs, 40,000/- (Rupees Forty thousand) only, paid in cash by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grants full discharge to the Purchaser from the full payment thereof) the Vendor does hereby grant convey, assign and transfer unto the Purchaser the aforesaid land fully described in the schedule below and delineated in the plan annexed herewith and forming part of these presents and make over possession thereof to the Purchaser together with all rights, liberties, privileges, easements, appendices, appurtenances belonging to the said land in any way free from all encumbrances whatsoever and the absolute estate, 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 or 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 or any part thereof at the date of these presents and in case 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 the Purchaser shall have to suffer in consequence thereof.

Seema Agarwal

Narsingh Agarwala

THE Vendor further covenants that all rent and taxes etc. payable by the Vendor for the land hereby sold that have accrued due upto the date of these presents have been paid by the Vendor and in case if it transpires otherwise the Vendor shall indemnify the Purchaser for any loss or injury resulting therefrom.

THE Vendor further declares that the entire property forming subject matter of the present conveyance is and was in khas, actual and physical possession of the Vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the Purchaser is deprived of possession or 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 Purchaser the full or proportionate part of the consideration money as the case may be together with the then prevailing highest market rate of interest per cent per month from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser in consequence thereof.

IT is further declared that the Vendor has not entered into any binding contract with any other persons to sell or to transfer or otherwise the land hereby transferred by these presents or any part thereof expressed or intended so to be and that there subsists no charge, mortgage, attachment, any other encumbrances or contract of sale or transfer existing with respect to the aforesaid land or any part thereof and in the event of discovery of such charge, mortgage, attachment etc. at the date of execution of this deed of sale or any circumstances as aforesaid the Vendor shall be liable to prosecution for false recitals made herein and shall also be liable to compensate the Purchaser adequately the Purchaser in consequence thereof.

Seema Agarwal

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SCHEDULE.

All that piece or parcel of raiyati homestead land measuring 14 fourteen kattas or .231 acre of land at an annual rental of Rs. 2=28 (Rupees Two and Paise Twenty eight) only, payable to the landlord the State of West Bengal, represented by the J. L. R. O., Rajganj, situate within Pargana Baikunthapur, Mouza Dabgram, P. S. Rajganj, S. R. Office and District - Jalpaiguri, J. L. No. 2 two; Touzi No. 3 three; Khatian No. (Sabek) 669 and (Hal) Khatian Nos. 314/5 and 314/6 (three hundred fourteen by five) & three hundred fourteen by six; Sheet No. (old) 7 seven; included in part of C. S. Plot No. 421 four hundred twenty one measuring 14 fourteen kattas or .231 point two three one acre of land is sold and is delineated in the plan annexed herewith and forming part of these presents and the demised plot of land is bounded as follows :

NORTH : Land of Labh Singh;
 SOUTH : Land of Paliram Agarwal;
 EAST : Land of Calcutta Credit Corporation;
 WEST : Anchal Road.

IN WITNESS WHEREOF the Vendor does hereunto set his hand on the day, month and year first above written.

WITNESSES :

Paliram Agarwal
 22 Mukharjee Road
 Seleguri (Darjeeling)

Subrata Bhattacharya
 Jalpaiguri

The contents of this document have gone through & understood personally by the Vendor.

Narsing class Agarwal
 VENDOR.

Drafted, prepared & typed by me :

Narender Nath Saha,
 having Licence No. 1 of 1984 of
 Dist. Registrar of Darjeeling.

Seema Agarwal

NAME OF SELLER

SH. NARSING DAS AGARWAL S/O. UDMIRAM AGARWAL, OF RAMPHU
SIKKIM

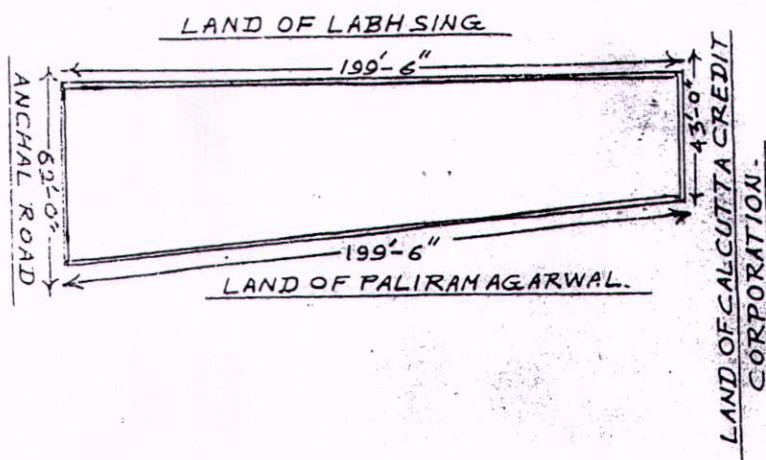
NAME OF PURCHASER

SMT. SIMA AGARWAL W/O. SURENDRA AGARWAL, OF KHALPARA
PO. SILIGURI, DT. DARJEELING.

SCHEDULE OF LAND

MOUZA. JL NO. KHATIAN NO. PLOT NO. SHEET NO. AREA.
DABGRAM 2 " 314/5 & 314/6 + 2 PART. B 14 KATHA.
P.S. RAJGANJ. SCALE - 1" = 50'

N



Narsing Das Agarwal.

SIGNATURE OF SELLER

PRED:-
R. N. GHOSE
AMIN

Seema Agarwal