

347

704



Market Value assessed Rs. 44,000  
 (Rupees ... ..)  
 Stamp Duty required Rs. 7,200  
 (Rupees... ..)  
 Stamp Duty paid Rs. 5,500  
 (Rupees... ..)  
 Deficit Stamp Duty Rs. 1,700  
 (Rupees... ..)

Applicable under Rule 21-duty  
 charged under the Indian Stamp  
 Act of 1899 (10th Amendment) Act  
 937 of 1937 in accordance with  
 W.B. & Assam Act 1935 Schedule I  
 A 28. Fees Paid, Rs. 1199  
 Process Fee 4.50

Jolly Mukherjee

Registrar  
 Rajganj Dist., Jalpaiguri

DEED OF SALE (CONVEYANCE)

With respect to : Land measuring 0.0945-acre or  
 5-five Kattas 11-eleven chhataks  
 21-twenty one Sq.ft.

Price Rs.1,10,000/-

Meuza Dabgram, J.L.No.2,

Sheet No.15,

P.S.Bhaktinagar, Dt.Jalpaiguri.

Additional Regn. Fee  
 Rs. 2.50  
 Rupees Three hundred only  
 only is realized Vide Misc.  
 Receipt No. 572334  
 Dated 5/3/99

This indenture made on the 1st day of February,  
 One thousand nine hundred ninety nine.

Certified that the deficit Stamp Duty  
 of Rs. 1,700 (Rupees one thousand seven hundred  
 only) has been  
 paid by State Bank of India issued by  
 S.B. I. SL. 469 039936 Dated 5/2/99  
 to make up the proper Stamp Duty of  
 which this document is chargeable.

( contd. to next sheet )

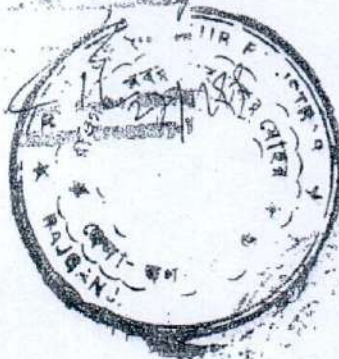
J.P. Das  
 AAV

Sub-Registrar  
 Rajganj Dist., Jalpaiguri

Jolly Mukherjee



1774 ... 22/1/88  
Paid to ... Manoj Kr. Jaiswal  
of ... Siliguri ... 5000



Presented for registration at ... A.M./P.M.  
on the ... 1st ... of Feb 1999  
at the Sub-Registry Office at Rajnagar  
by ... Jolly Mukherjee  
...  
.../...

*[Large handwritten scribble]*

Jolly Mukherjee

Sub-Registrar  
Rajnagar Dist. Jalpaiguri.

445

... Jolly Mukherjee  
S/O ... Manoj Kr. Jaiswal  
of ... Neel Milan Pathy  
Thana ... Siliguri Dist. Jalpaiguri  
By Caste ... Him ... By prof ...

Jolly Mukherjee

*[Handwritten signature]*  
Rajnarayan Choudhary

S/O ...  
Thana ... St. Jalpaiguri  
By Caste ... By prof ...

*[Handwritten signature]*  
Sub-Registrar  
Rajnagar Dist. Jalpaiguri.





Page 2.

Jolly Mukherjee

BETWEEN

SRI. MANOJ JAJODIA, Son of Sri. Shawal Ram Jajodia,  
by religion Hindu, by occupation Business, resident  
of Khalpara, Siliguri, P.O. & P.S. Siliguri, Dist.  
Darjeeling, hereinafter called the 'PURCHASER'  
( which expression shall mean and include unless  
excluded by or repugnant to the context his heirs,  
executors, successors, legal representatives, adminis-  
trators and assigns ) of the ONE PART.

S.P. Aggarwal



1774 ... 27/1/88  
Paid to ... Manoj Kr. Jaiswal  
Silsoli  
5500/-  
Rajasthan  
1988



Sub-Registrar  
Jaipur  
12/9



Jolly Mukherjee

A N D

SMT. ✓ JOLLY MUKHERJEE, wife of Sri Pradip Kumar Mukherjee, by religion Hindu, by occupation housewife, resident of New Milan pally, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the "VENDOR" (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 .

WHEREAS Smt. Mina Rani Mitra, wife of Sri Saraj Kumar Mitra of Hakimpara, Siliguri became the absolute owner of land measuring 0.13-acre equivalent to 8-kathas in Plot No.66-part, recorded in R.S. Khatian No.757/13, Sheet No.15, of Mouza Dabgram, J.L. No.2, P.S. Bhaktinagar Dist. Jalpaiguri, by virtue of a Deed of Sale executed by Sri Rabindra Nath Dutta of New Jalpaiguri on 05.4.65 and registered in the office of the Sadar Joint Sub-Registrar, Jalpaiguri, Being Document No.3280- for the year 1965 and thereby abovenamed Smt. Mina Rani Mitra acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever .

A N D

WHEREAS thereafter abovenamed Smt. Mina Rani Mitra got her name mutated with respect to her said land vide Mutation case No.IX-II-213/69-70, dated 9. 5. 69 of the office of the J.L.R.O. , Rajganj.

(Contd. to next sheet )

IP. Ag  
for





Sub-Registrar  
Alwar, Rajasthan

*[Handwritten signature]*



Jolly Mukherjee

A N D

WHEREAS abovenamed Smt. Mina Rani Mitra sold her homestead land measuring 0.10-acre or 6-six kathas to and in favour of Smt. Jolly Mukherjee, the Vendor hereof, by virtue of a Deed of Sale executed by her on 3.5.85 and registered in the office of the District Sub-Registrar, Jalpaiguri, Being Document No.3149- for the year 1985, out of her said total land . AND thereafter the Vendor hereof got her name mutated with respect to her said land vide Mutation case No.IX-II/352(R)85-86, dt. 18. 6. 85 of the office of the J.L. R.O. , Rajganj . AND a part of the land of the vendor hereof was subsequently decreased to 0.0945-acre on account of utilisation of meagre quantum of land for extension of adjacent road .

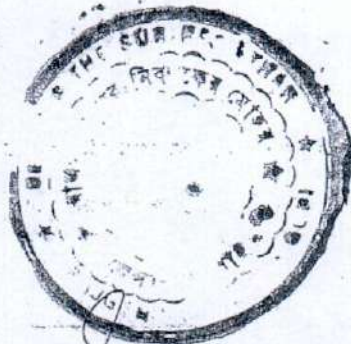
A N D

WHEREAS in view of the aforesaid facts, the vendor hereof is now the absolute owner-in-possession of the said land measuring 0.0945-acre as fully described in the SCHEDULE appended below and as shown and delineated by RED border lines in the map or plan annexed herewith forming part of these presents (hereinafter referred to as " BELOW SCHEDULED LAND " for the sake of brevity ), having permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever .

J.P. 85  
A.V.

(Contd. to next sheet )





Sub-Registrar  
Rajgarh Dist. Jalpaiguri

*[Handwritten signature]*



Joty Muskerjee

A N D

WHEREAS the Vendor hereof, being in need of money for her own developmental plans has decided to sell and has also 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 at or for the price of Rs.1,10,000/00(Rupees one lakh ten thousand ) only, free from all encumbrances and charges whatsoever .

A N D

WHEREAS the Vendor hereof, considering the price so offered by the purchaser hereof as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell her said below scheduled land to the purchaser at or for aforesaid price , free from all encumbrances and charges whatsoever .

J.P. A  
HON

(Contd.to next sheet )





Sub-Registrar  
Rajgarh Dist. Jalandhar

A handwritten signature in black ink, appearing to be "M. S. Singh", written over the printed name of the Sub-Registrar.



Jotiy Mukherjee

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs.1,10,000/00 (Rupees one lakh ten 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 BOTH 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 as an absolute estate by the purchaser as exclusive 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 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 there exists no previous transfer, mortgage, lease, contract for sale or otherwise

(Contd. to next sheet)

I.P. Aggarwal  
H.N.





Sub-Registrar  
Rajnagar Dist. Jalpaiguri.

*Arora*



Joty Mukherjee

by the vendor in favour of any other person or party respecting the said below scheduled land and that the property hereby transferred, expressed or intended so to be suffer 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 for false recitals and shall also be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof .

The Vendor covenants 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 that the vendor shall also pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain resulting therefrom .

( Contd. to next sheet )

J.P. Agar  
A.A.V





Sub-Registry  
Rajmuj Dist. *Boigunh*

*11299*



Jolly Mukherjee

: SCHEDULE OF LAND SOLD BY THIS DEED :

All that piece or parcel of homestead land measuring 0.0945-zero point zero nine four five acre equivalent to 5-five kathas 11-eleven chhataks 21-twenty one square feet in Plot /Dag No.66-sixty six-part, Sheet No.15-fifteen, recorded in R.S. Khatian No.757/13-seven hundred fifty seven by thirteen, of Mouza DABGRAM, J.L. No.2, situated in Ward No.32-of the Siliguri Municipal Corporation, Siliguri, within the jurisdiction of Police Station Bhaktinagar, Sub-Division and Registry office Jalpaiguri, Pargana-Baikunthapur, Touzi No.3, Dist. Jalpaiguri, as shown by Letter - 'A' quoted with Red border lines in the map or plan annexed herewith forming part of these presents, is sold by this Deed of Sale (Conveyance) . . .

The said land hereby sold is butted and bounded as follows :-

- On the North : Land with house of Smt. Sarmila Dutta.  
On the South : Land of Sri Sahaidev Nair as shown by Letter-'B' in the enclosed map today sold to the purchaser hereof by another Deed of Sale .  
On the East : R o a d .  
On the West : Land with house of Sri Samiran Chanda.

( Contd. to next sheet )

J-P. Aggr  
Adv





Sub-Registrar  
Rajganj Dist. Aligarh.

*[Handwritten signature]*



Tolly Mukherjee

Yearly rent for the land hereby sold is Rs.0.21-  
paise now payable to the superior landlord - the  
Govt. of West Bengal .

IN WITNESS WHEREOF the Vender hereof, in good  
health and conscious mind, has executed this Deed  
of Sale (Conveyance) on the day, month and year  
first above written .

Witnesses :

① Paban Kumar Bhattacharya  
Late. Anom at Lal Bhattacharya  
Siliguri

② Naba Gopal Samanta  
sp. Late Nira Pada Samanta  
135 S.F. Road Siliguri

Drafted, readover and  
explained by me and typed  
in my office.

Jagadish Prasad Agarwal  
( Jagadish Prasad Agarwala )  
Advocate, Siliguri,  
Regn.No.WB-588/85.





Sub-Registrar  
Rajganj Dist. Alpaiguri



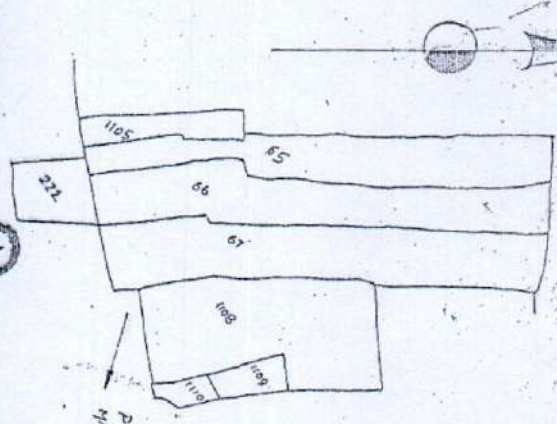
Sub-Registrar  
Rajganj Dist. Alpaiguri  
30-3-29

Book No. ... VAI 1188  
Pages 373 to 380  
Being No. ... for the year 1929



GATEWAY

IN THE SITE PLAN SHOWING THE POSSESSION OF PLOT A & B TO BE SOLD OF MOZA - DABGRAM CL-NO-2 SHEET NO-15 PARGANAS. BAIKUNTHAPUR P.S. BHAKTINAGAR DIST. JALPAIGURI SCALE 200' = 1" INCH



PART TRACE MAP OF MOZA - DABGRAM CL-NO-2, SHEET NO-15 SCALE 16" = 1 MILE

NAME OF PURCHASER & ADDRESS	PLAN. PLOT NO.	KHATA NO.	PLOT NO.	PLOT TOTAL AREA	PURCHASE AREA
SRI MONOJ JAJODIA S/O SRI SHAWAL RAM JAJODIA KHALPARA, SILIGURI P.S. SILIGURI DIST. DARJEELING	(A)	757/1/3	66 PART	2.14	5 KHATA 11 GUNTA 21 SAT
	(B)				1 KHATA 14 GUNTA 6 SAT OR 0.0311 ACRE

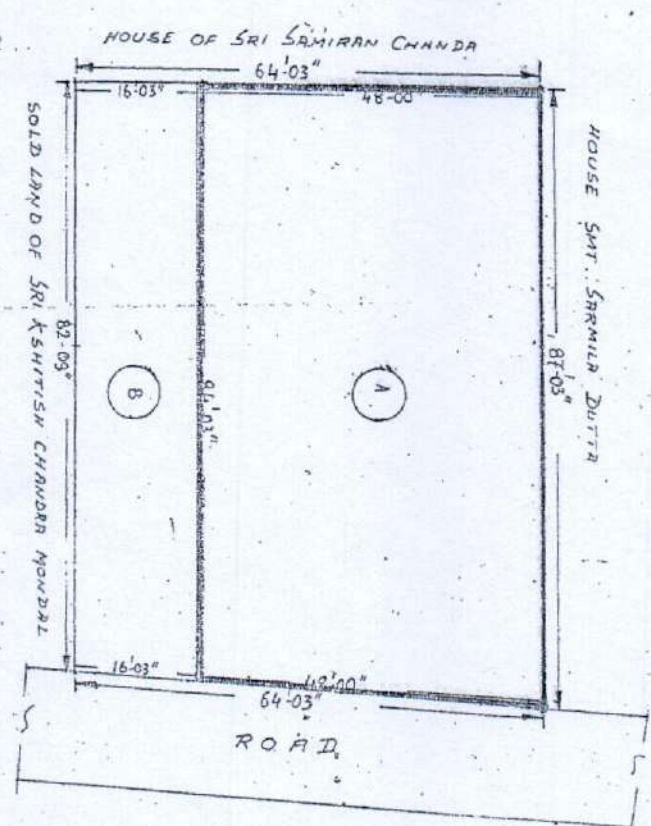
AREA SHOWN IN RED DEMARICATION MARK → (A)

VENDOR  
SMT. JOLLY MUKHERJEE  
AND SRI PRADIP KUMAR MUKHERJEE  
NEW MIDAN PALLY SILIGURI  
P.S. SILIGURI DIST. DARJEELING

VENDOR (B)  
SRI SAHADEV - NAIR  
S/O P. APPU NAIR  
NEW MIDAN PALLY SILIGURI  
P.S. SILIGURI DIST. DARJEELING

SIGNATURE \_\_\_\_\_

*Jolly Mukherjee*



SOLD LAND OF SRI KSHITISH CHANDRA HOWDAL



*[Handwritten signature]*

Book No. I ... Vol No. 8  
Pages 373 to 380  
Folio No. 780 for the year 1897



Sub-Registrar  
Rajahmundry

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Sub-Registrar  
Rajahmundry  
30.3.99