4711 I4514 60Rs.

साठ रुपया

भारत
INDIA

६० रु. 60Rs.

SIXTY RUPEES

23 of the West Bengal N.A.T. act 1949

Rs. 26=00
Re. 1=00
Rs. 27=00

Sub-Registrar
Siliguri

13.9.62

Mahendra Prasad Agarwala Self.
and on behalf of
Satyanarain Agarwala
Babulal Agarwala
as constituted Attorney.

Deed of Conveyance.

This Indenture made this day the 13th September 1962

Between

1) Sri. Maturam Agarwala 2) Sri. Dataram Agarwala --
3) Sri. Dwarka Prosad Agarwala - all sons of late -
Kishanlal Agarwala, all Agarwala by caste, business by
occupation, residing at Siliguri Police Station, --
Subdivision & Subregistry Office Siliguri District -
Darjeeling hereinafter called the Purchasers (which -
expression shall mean and include unless excluded by or
repugnant to the context their heirs, executors, --
representatives, Administrators and Assigns) of the One
Part

224/62-63

Mahiran agarwala of Siliguri

Non-judicial

60/- (Rupees Sixty) only

Stamp Clerk
Jalpaiguri Treasury.
Dated 4/9/62 19

Presented for registration at 12-45 p.m.
on the 13th day of September 19 62
the Siliguri Sub-Registry Office (at Darjeeling) by Mahabir Prosad Thirani
executant / claimant / or attorney
owed the executants.

Mahabir Prasad Thirani

Sub-Registrar
Siliguri

139.6

Execution is admitted by
1. Mahabir Prosad Thirani
Son of Lala Sagarmal Thirani &
2. Jagadish Prosad Thirani son of Lala Chouthmal Thirani
both of Siliguri.

Under Inspection
Inspection

4536

গোপীরাম যশোধরাণী

4537

Mahabir Prasad Thirani
Self
and on behalf of
as Constituted Attorney
Satyanarain Thirani
Babulal Thirani

Madan Lal Agarwal

and Execution by the said Mahabir Prosad Thirani as Constituted attorney for Satyanarayan Thirani and Babulal Thirani is admitted by him.

Identified by
Madanlal Agarwala
Jaharmal Agarwala
Siliguri.

Under Inspection
Inspection

Sub-Registrar
Siliguri
13.9.62

82

30Rs.

तीस रुपया

भारत

INDIA

THIRTY RUPEES

३०रु.

30Rs

महावीर प्रसाद थिरानी
Mahabir Prasad Thirani self
and on behalf of.
Satyanarain Thirani
Babulall Thirani
as constituted attorney.

And

1) Sri. Satyanarayan Thirani 2) Sri. Babulal Thirani 3) Sri.Mahabir Prosad Thirani - all sons of late Sagarm Thirani, 4) Sri. Jagadish Prosad Thirani son of late - Chouthmal Thirani, all Mahesri by caste, business by occupation, residing at Siliguri Police Station, -- Subdivision and Subregistry Office Siliguri District Darjeeling hereinafter called the Vendors (which - expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, representatives, Administrators and assigns) of the -

225/62-63

Issued to Mahiran agarwala of Siliguri
of Jalpaiguri Collectorate
Non Judicial
to the value of Rs. (30) (Rupees thirty) only

Stamp Clerk, 4/9/62
Jalpaiguri Treasury.
Dated.....19

SUB-REGISTRAR OF SILIGURI

13.9.62

4 Rs 8 As

INDIA

चार रुपया आठ आना

चार रुपया आठ आना

FOUR RUPEES भारत EIGHT ANNAS

Mahabir Prasad Thirani Seller
Owner on behalf of
Sadayanarain Thirani
Babulal Thirani
as constituted Attorney

Other Part. The Vendors Nos.1 and 2 are represented by their Constituted Attorney Sri. Mahabir Prosad Thirani son of late Sagarmal Thirani the Vendor No.3.

Whereas the Vendors are the absolute owners in possession of the land described in the schedule below and delineated in the plan annexed herewith and forming part of these presents and shown in red lines therein and which land has also been recorded in their names in the last settlement operation

And

Whereas the Vendors have got permanent heritable

226/62-63

Mahiran agarwala of Siliguri

Issued
of Jalpaiguri on _____ Stamps
Non-judicial
to the value of Rs. (4-50) (Rupees four and fifty np) only.

Sd/-
Stamp Clerk,
Jalpaiguri Treasury.
Dated 4/9/62 19

Mahendra Pratapsingh Munim
Seller.
and on behalf of
Satyanarain Munim
Babulal Munim
as constituted
Attorney

and transferable interest in the said land described in th schedule below and delineated in the plan annexed herewith and forming part of these presents and also shown in red lines therein

And

Whereas the Vendors now being in need of funds have offered for sale the said land described in the schedule below and delineated in the plan annexed herewith and forming part of these presents

And

Whereas the Purchasers have accepted the said offer and have agreed to purchase the land described in the schedule below and delineated in the plan annexed herewith and -- formingpart of these presents and also shown in red lines therein for Rs.6000/- Rupees Six thousand only free from all incumbrances whatsoever

And

Whereas the Vendors have accepted the price so offered by the purchasers as fair and reasonable and have agreed to sell the land described in the schedule below to the -- Purchasers for Rs.6000/- Rupees Six thousand only and free from all incumbrances whatsoever.

Now This Indenture witnesseth that in pursuance of the aforesaid offer, acceptance and agreement and also in consideration of Rs.6000/- Rupees Six thousand only paid by the Purchasers to the Vendors (the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the Purchasers from the payment thereof) the Vendors do hereby grant,convey, assign and transfer unto the Purchasers the land described in the schedule below and delineated in

SEAL OF THE SUB-REGISTRAR OF SALES

SUB-REGISTRAR
LUCKNOW

13.9.22

Mahendra Prasad Khaitan
Sd/-
and on behalf of
Satyanarain Khaitan
Babulal Khaitan
as constituted
attorney

red line in the plan annexed herewith and forming part of these presents and make over possession thereof to the Purchasers together with all rights, liberties, privileges easements, appendicies and appurtenances belonging to or i any way appertaining to the said land, an absolute estate, right or interest into and upon the properties hereby transferred expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rent to the superior owner the State of West Bengal

And the Vendors do hereby covenant with the Purchaser that the interest which the Vendors profess to transfer subsists and the Vendors have full authority to transfer t land hereby transferred, expressed or intended so to be unto the Purchasers in the manner aforesaid and the Vendor or any person claiming under them shall and will from time to time at all times hereafter at the request and cost of the Purchasers do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchasers thereof and therein as shall and may be required.

It is further covenanted by the Vendors that there exists no charge, mortgage, attachment or any other -- encumbrance on the properties hereby transferred or -- expressed or intended so to be or on any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever the Vendors shall be liable to be dealt with according to Law and shall also be liable to compensate the Purchasers for any loss or injury that the Purchasers shall have to sustain in consequence thereof.

The Vendors further covenant that all rents and

SEAL OF THE SUB-REGISTRAR OF DARJEELING

DARJEELING

13-9-07

Mahabir Prasad Khaitan
Self
and on behalf of
Satyanarain Khaitan
Bablulal Khaitan
& Co. Limited
Attorney.

other public charges payable for the properties hereby transferred or expressed or intended so to be that have accrued due upto the date of these presents have been pai and all other covenants and conditions required to be observed and performed by the Vendors in relation to the said properties have been observed and performed and in case if it transpires otherwise the Vendors shall be liable to indemnify the Purchasers for any loss resulting from any such non-payment, non-observance and non-perform -nce as aforesaid. The Vendors further declare that the entire properties forming the subject matter of the present conveyance was in khas and actual possession of the Vendors at the date of these presents. If for any defect in title or for any act done or suffered to be don by the Vendors in any way with respect to the properties hereby transferred or expressed or intended so to be by these presents the Purchasers are deprived of possession or of enjoyment of the properties hereby transferred or expressed or intended so to be by these presents or any part thereof the Vendors shall be liable to return to the Purchasers the full or proportionate part of the -- consideration money as the case may be together with interest at the rate of Re.1/- Rupee One only 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 Purchasers.

It is hereby further declared by the Vendors that the Vendors have not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the properties conveyed by these presents or

SEAL OF THE SUB-REGISTRAR OF ASSURANCES
NORTH BARIJHARA
SUB-REGISTRAR
BARIJHARA
139.6

Mahabir Prasad Agarwala
Self.
and on behalf of
Satyanarain Agarwala.
Bholanath Agarwala.
as constituted
Attorney

expressed or intended so to be or any part thereof and tha there subsists no such contract at the date of these presents and in the event of discovery of any such contrac of sale or transfer existing with respect to the aforesaid properties or any part thereof at the date of the executio of these presents or if any of the recitals made herein are proved to be false the Vendors shall be liable for fal recitals made herein and shall also be liable to compensat adequately the Purchasers for the loss or injury to be sustained by the Purchasers in consequence thereof.

Schedule.

All that piece or parcel of land measuring 21 Kathas or .35 acres in Jote Khalaising popularly known as Race Course Field, Pargana Baikunthapur, Mouza Siliguri, Police Station Subdivision and Subregistry Office Siliguri District Darjeeling J.L.No.110 Khatian No.946 Dag No.3572 (part). Prop.Rent payable to the State of West Bengal is Rs.11/-. There is no co-sharer. The land sold has been shown in red lines in the annexed plan forming part of these presents and is bounded as follows.

North : By Somani Mills and land of Ramkaran Agarwala

South : By Land of Gopiram Agarwala & portion of the Road.

East :-By Road and portion of Land belonging to Ramkaran Agarwala.

West :-By Land of Gadadhar Roy & portion of the land belonging to Gopiram Agarwala.

In witness whereof the Vendors set their hands on the day,month and year first above written.

Witnesses:-

Radha Raman Bar
Siliguri
Madanlal Agarwala
Siliguri

Prepared in the office of Sri. S.R.Sarkar,Advocate,Siliguri. Typed,Readover and explained to the executants by

S.R.Sarkar
Siliguri.

Mutation is allowed for
1/32 Gandas (one anna fiftem gandas)
share vide case no. IX-II-1331 of 62-63

8/3/63

Registered on