



Admirable under Rule-21
 Also under section ... 23 ... of the
 Act 1955. **N.A.T. Act 1949**
 or exempt from or does
 (require stamp duty)
 under the Indian Stamp Act, 1899
 Bengal Stamp Amendment Act, 1971
 Schedule I A No. 23
 free Paid.

A 169.50
1.50
171/-
Sub-Registrar,
SILIGURI,
20/8/76

Gulabchand Agarwal

Conveyance
 Area of the land sold
 15 Kathas 8 chhataks
 equal to .26 decimals
 Pargana Baikunthapur
 P.S. Siliguri
 Mouja Siliguri
 Khatian No. 870
 Plot No. 9620
Consideration
 Rs. 27,900/-.

Deed of Conveyance.

This Indenture made on this the *20th* day of
August 1976 A.D.

Between

1. Sri Kishorilal Agarwala.
2. Sri Omprakash Agarwala - sons of late Birajlal Agarwala by caste Hindu, by occupation business, No. 1 is a resident of Banarhat, Police Station

no. 1306 of - 137876



Sold to... Kishan Lal Agarwala,
W.V. Stamp Worth Barab
Hats
Jalpaiguri

2244/-
Detailed as follows:-

750 x 2 = 1500.00
500 x 1 = 500.00
200 x 1 = 200.00
40 x 1 = 40.00
4 x 2 = 4.00

Presented for Registration... 11/3/20
at the 20th day of August 1926
of the Siliguri Sub-Registry Office

By Gulab Chand Agarwala 2244.00
Executant, Clament, Attorney

137876

Gulab Chand Agarwala

Sub-Registrar,
SILIGURI.

20/8/26

Clerk-in-Charge,
Sub-Treasury (Stamp Deptt)
Siliguri.

Handwritten signature

Gulab Chand Agarwala

By Deshpande
with his consent

Handwritten signature
20/8/26

Ratan Kumar Agarwala
S/o. Late Ankar Mull Agarwala
The Kurseong Rice Mill
Burdwan Road
Siliguri

Gulab Chand Agarwala

Son
Wife of... Chandrabam
of... Kurseong, Agarwala
Thana Siliguri/Phansidewa,
Kharibari/Naxalbari
District Darjeelin.

By Casts...
by Propation... Business

Handwritten signature
Ratan Kumar Agarwala

Son
Wife of... Ankar Mull Agarwala
of... Kurseong, Siliguri
Thana Siliguri/Phansidewa,
Kharibari/Naxalbari
District Darjeelin.

By Casts...
by Propation... Business

Sub-Registrar,
SILIGURI.

20/8/26



Gulab Chand Agarwala

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Banarhat, Subdivision Jalpaiguri, District Jalpaiguri and
 No.2 is a resident of Sevoke Road, Siliguri, Police --
 Station Siliguri, Subdivision and Sub-Registry Office --
 Siliguri, District Darjeeling hereinafter called the --
 Purchasers which expression shall mean and include unless
 excluded by or repugnant to the context their heirs, --
 successors, executors, administrators and assigns of the
 One Part

And

Sri Gulab Chand Agarwala son of late Chanduram Agarwala
 by caste Hindu by occupation business, resident of Kurseon
 -g, Police Station Kurseong, District Darjeeling herein-
 -after called the Vendor which expression shall mean and
 include unless excluded by or repugnant to the context
 his heirs, successors, administrators executors and --

Sold to

Kishan Lal Agarwala,

N. J. Stamp Worth

Banar Hat,

Galpaignia

Rs 2244/-
or detailed in

Contd. no. 306 J-137876

137876

137876

Clerk-in-Charge,

Sub-Treasury (Stamp Dept)

Shiguri.

20/8/22



Gulabchand Agastya

Page 3

assigns of the Other part.

Whereas the Vendor is the absolute owner of the --
vacant homestead land as fully described in the Schedule
"A" below by virtue of purchase from one Baburam Prodhan,
resident of Kurseong by a deed of sale being No.230, Book
No.1 volume No.7 Page No.133-137 registered on 7-9-64 at
Darjeeling sub-Registry office and is in actual and --
physical possession of the same.

And

Whereas the Vendor in need of money for his own ----
requirements has offered the land as described in the --
Schedule "B" below out of the "A" Scheduled land and --
Purchasers have accepted the said offer of the Vendor and
have agreed to purchase the same at Rs.27,900/- Rupees

Sold to Kishan Lal Agarwala,
Stamp Worth N.N.
Rs 2244/-
at delivery or by Banar Hat,
Dalpaigri

Conts. in 326 of - 1378726 1378726
1378726

Clerk-in-Charge,
Sub-Treasury (Stamp Dept)
Siliguri



SUB-REGISTRAR,
SILIGURI,
27/8/14



*Gulabchand
Agarwal*

Page 4.

Twentyseven thousand and nine hundred only and the Vendor has also agreed to sell the land of Schedule "B" below at that price which is the highest market price of the land at present.

NOW THIS INDENTURE WITNESSETH that in pursuance of that offer and acceptance and also in consideration of -----
Rs.27,900/- Rupees Twentyseven thousand nine hundred only paid this day in cash by the Purchasers to the Vendor (the receipt of the entire price Rs.27,900/- Rupees Twentyseven thousand nine hundred only is hereby acknowledged by the Vendor who gives full discharge to the purchasers from payment thereof) the Vendor doth hereby grant, convey, --
transfer and assign the land as fully described in the --
Schedule "B" below to the Purchasers with all rights --
liberties privileges easements and appurtenances belonging to the Vendor over the land hereby transferred subject to

Sold to Kishan Lal Arwala,
 No. 1378726 Worth Baner Hat,
Dalpaigri
 Re 2244/-
 or adjusted to _____
Contd. in 306 G-1378726
1378726

Clerk-in-Charge,
 Sub-Treasury (Stamp Deptt)
 Siliguri



SUB-REGISTRAR
 SILIGURI
[Handwritten signature]



Gulabchand Kumbhar

Page 5

the payment of rent to the superior landlord the State of West Bengal.

The Vendor covenants with the purchasers that the interest which the Vendor professes to transfer subsists and the Vendor has full right and authority to transfer the said land hereby transferred expressed or intended so to be unto the Purchasers in the manner aforesaid and the Vendor or any other person claiming under him shall and will from time to time at all times hereafter at the request of the purchasers do execute all such acts and deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchasers therein as shall and may be required and it is further covenanted by the Vendor with the Purchasers that the land of the Schedule "B" hereby transferred has not been surrendered or forfeited and that there exists no mortgage lease attachment or any other encumbrances over the land hereby transferred expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of

Sold to Kishan Lal Agarwala,
Stamp Worth Baran Hat,
Rs. 2244/-
at default of _____
Galpaigra
Contd. No. 306 J - 1378726
1378726

Clerk-in-Charge,
Sub-Treasury (Stamp Deptt)
Siliguri



Sub-Registrar,
SILIGURI
Kishan Lal



Page 6.

Gulabchand Hegde

any such mortgage lease attachment lien or any other ---
 encumbrances whatsoever the Vendor shall be liable to ---
 compensate the purchasers for any loss or injury that the
 Purchasers may have to suffer in consequence thereof and
 the Vendor further covenants with the Purchasers that all
 rates, rents and other public charges payable for the land
 hereby transferred expressed or intended so to be that has
 accrued upto the date of these presents have been paid up *
 and all other covenants and conditions required to be
 observed and performed have been duly observed and ---
 performed and in case it transpires otherwise the Vendor
 shall be liable to indemnify the purchasers for any loss
 resulting therefrom and the Vendor further declares that
 the land hereby transferred is in actual and physical
 possession of the Vendor at the date of these presents
 and if for any defect of title of the Vendor or for any
 act done or suffered to be done by the Vendor the ---

Re 2244/-
or detailed by law

Kishan Lal Agarwala,
Stamp Works Bank
Hut

Contd in sub d - 1378/20
1378/21

Clerk-in-Charge,
Sub-Treasury (Stamp Dept)
Siliguri



Sub-Registrar,
SILIGURI
20/8/20



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Gulabchand Singh

Purchasers be deprived of possession or enjoyment of the same or any part of it the Vendor shall be liable to -- return to the Purchasers the full amount or proportionate part of the consideration money as the case may be -- together with interest at the rate of 18% eighteen per cent per annum from the date of dispossession or -- deprivation with adequate compensation for any loss or injury that the Purchasers may have to suffer and it is further declared that the Vendor has not entered into any contract with any other party to sell or transfer the land hereby transferred or any part thereof and therein subsists no such binding contract at the date of these presents and in the event of discovery of any such contract of sale mortgage lease with respect to the land hereby transferred or any part thereof or any -- recital made herein are proved to be false the Vendor

Sold to: Kishan Lal Agarwala,
N.V. C. P. Stamp Worth Banar
Re: 2244/-
as detailed below:—

Conto no 306 J - 137838
Hati Jalpaiguri
137838

Clerk-in-Charge,
Sub-Treasury (Stamp Deptt)
Siliguri



Sub-Registrar
SILIGURI
J
20/8/16

Gulabchand Aggarwal

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shall be liable to compensate the Purchasers adequately for any loss or injury that may be sustained by them in consequence thereof.

Schedule "A".

All that piece or parcel of land measuring .48 point fortyeight acres in plot No.9620 nine thousand six hundred and twenty under Khatian No.870 eight hundred and seventy within Mouja Siliguri J.L.No.110 Pargana Baikunthapur, P.S. Siliguri, Subdivision and Sub-Registry Office Siliguri, District Darjeeling held under the State of West Bengal at an annual rental of Rs.10/-.

Schedule "B" land transferred.

All that piece or parcel of land measuring 15 Kathas or 8 chhataks equal to .26 point twentysix acres out of the total area of .48 point fortyeight acres in plot No.9620 nine thousand six hundred twenty under Khatian No.870 eight hundred seventy as delineated in the plan annexed herewith shown in green colour forming part of these presents within Mouja Siliguri Pargana Baikunthapur, P.S. Siliguri, District Darjeeling proportionate annual rent Rs.5/- under the State of West Bengal bounded as North - Narayan Prosad, East - S.N.Sharma, South - road 22' wide and West -15' wide road.

In Witness whereof the Vendor hereby sets his hand on the day, month and year first above written.

Witnesses:-

1 *Adam L...*
40 New Market Trade Agency
Seroke Road Siliguri
Narendri Nath Kals
Siliguri

Drafted, Readover and explained to the executant by

Advocate, Siliguri.

Typed by me.
Narendri Nath Kals
Siliguri.



Sub-Registrar,
SILIGURI

M. S. M.

N. 100
0 10-00
11-00



Sub-Registrar,
SILIGURI

30. 3. 28

Book No. *674*
Volume No. *209*
Pages *215*
Being No. *4847*
for the year 19 *28*

SITE PLAN SHOWING LAND PURCHASED BY
 1. SRI. KISHORI LAL AGARWALLA. P.O. BANER NAT. D.I. JALPAIGURI.
 2. " OM PRAKASH AGARWALLA. C/o. INDIA TRADERS, SENOK ROAD, SILIGURI.
 S/o. LATE BRIJLAL AGARWALLA. DARJEELING.

MOUZA - SILIGURI. SHEET No 19.
 J.L. No. 110 OLD
 " " 88 NEW.
 P.S. SILIGURI.
 DIST. DARJEELING.
 SCALE 50'-1" INCH.

SCHEDULE.
 C.S. PLOTS PART OF 9520.
 KHATAN NO 870.
 AREA = 26 Dec, OR 15 KATA,
 8 CHATA,
 OUT OF TOTAL AREA = 48 Dec.

NAME OF SELLER.
 SRI. GULAB CHAND AGARWALLA.
 S/o. LATE CHANDURAM AGARWALLA.
 KURSEONG.

C.S. PLOT NO 9622.
 Narayan Prasad Kanuria.



Stamp: **BRITISH**
 Kask land
 UJANO SING +
 OTHERS.
 C.S. PLOT NO
 9624 + 9625.
 PART.

Drawing by
 [Signature]
 1-8-76.

[Handwritten signature]