

I-3140
S.T. Ramavater Agarwalla
Son by birth of Mr. Surajmal Agarwalla
Taker by C. G. M. S.
S. R. Office Siliquri
District Darjeeling

Domech March

22/4/82
R.P. 32
B.M. 182
Siliquri
S. R. Office
Dr. 12/4/82
A.D. 20. A.

DEED OF SALE

Witnessed before me :

This Indenture made this the 23rd day of April,

Year: 1982 A.C. :

One thousand nine hundred & eighty.

Amount: Rs. 4,000/-

BEST USE

Name: Bhurcharan

J.L.D. No. 103 :

No. 5115 Tari.

Sri Ramavater Agarwalla, son of Sri Surajmal Agarwalla, Hindu
by Faith, Business by occupation, resident of Mahatma Gandhi Road,
Siliquri, P.S., Sub-Division and S.R. Office Siliquri, District
Darjeeling herein-after called the PURCHASEE (which expression
shall mean and include unless excluded by or equivalent to the
context his heirs, executors, successors, administrators, repre-
sentatives and assumps) of the one Part.

RSP/NO
150 (P)

No. 1718 Date 20. 4. 82

Mr. Reenaawat Agarwala

SLG

Rs. 100/- (Rupees One Thousand only)



Bank of
India
Branch No. 100
Ranibazar
Silvassa
Bardoli
District
Gujarat
20.4.82

Ranibazar Branch
by Mr. P. S. Chandra
for the sum of Rupees

G. P. Agarwala
Registrar
Mumbai

28/5/82



G. P. Agarwala

OT-902

Ranibazar Branch
taken by
Shyam Chandra.

Name, place and
Date of birth:
Mr. Ranibazar Agarwala
Karan Singh Agarwala
Name
District
Caste
Profession
Signature
Collector

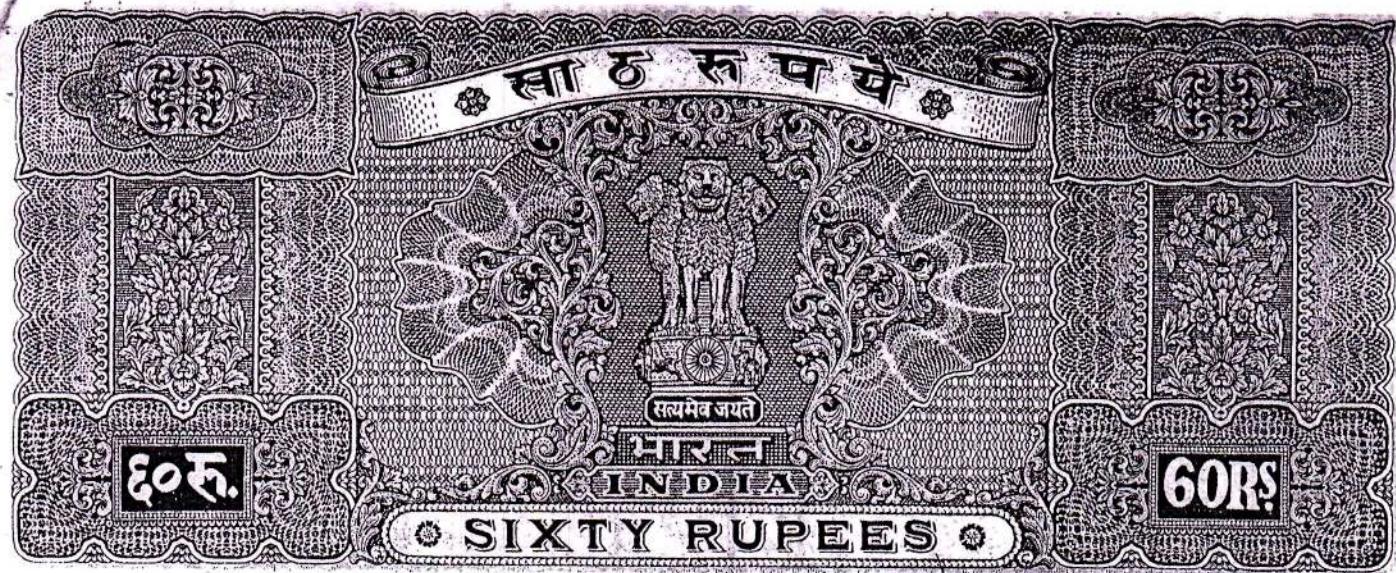
Signature

Hari Ramdas Kandekar
10, Maha Jagannath Mandir
or Prayagji Gut
Name
District
Caste
Profession
Signature

G. P. Agarwala
Signature
Mumbai
20.4.82

2022 VZ 948

2022 C.G. 948



Page No. 2.

A N D

Sri Ram Bahadur Chhetri, son of Late Karna Bahadur Chhetri, Hindu by faith, Agriculture by occupation, resident of Mota jote, P.S., Subdivision & S.R. Office Siliguri, District Darjeeling - hereinafter called the V E N D O R (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assizis) of the Other Part.

Whereas the Vendor is the absolute owner by a Patta measuring .^{1/2} acres decimals fully described in the schedule below by virtue of a Deed of Patta executed by the Govt. of the State of West Bengal and such the Vendor is in actual legal and physical possession in and over the same having permanent heritable and transferable right, title and interest therein and in accordance with the Provisions of the W.B.L.R. Act, the aforesaid land has been recorded in the name of the Vendor in the present Settlement Survey operation and the Vendor has been possessing and enjoying the same free from all encumbrance whatsoever.

A N D

Whereas the Vendor being in need of money for acquiring of more profitab and better quality of agricultural land has offered for sale the said below scheduled land free from all encumbrances whatsoever.



Page No. 3.

A P D

Whereas the Purchaser being interested has agreed to purchase the said below scheduled land and has offered a price of the sum of Rs. 4,000 (Rupees four thousand) only, free from all encumbrances whatsoever.

A P D

Whereas the Vendor considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate of land and has agreed to sell the said land unto the Purchaser at or for the said price of the sum of Rs. 4,000/- (Rupees four thousand) or less the said property is hereby transferred in the manner as hereinafter appearing.

Now this Indenture witnesseth that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs. 4,000/- (Rupees four thousand) only paid in cash by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharged to the Purchaser from the payment thereof) the Vendor does hereby grant, convey, sell, assign and transfer unto and in favour of the Purchaser the said below scheduled land together with all right, title and interest, liberties, easements, privileges, appendices, appurtenances whichever is belonging to or with the said land described in the schedule below.

✓
R.P. & Co. Ltd.
Dinakar

Dinakar

L.T.O. of
Ram Baldev
Chitari.
Taken by
Shyamal.



Page No. 4.

Original copy

*S.T. S.W.
Rambabu
Jharia
Takim Ali
Sayed*

peaceably and quietly and without any interference or interruption from the Vendor or any person or persons claiming under him ,subject to the payment thereof the rent etc. payable to the State of West Bengal.

The Vendor does hereby declares that he has not previously sold,mortgage or contracted for sale or otherwise the said below scheduled land or any part thereof and the Land hereby demised suffers from no defect of title and in the event of any contrary , the Vendor shall be liable to be dealt with according to law and shall also be liable to pay adequate compensation to the Purchaser.

The Vendor further covenants that if for any defect of title of the land hereby demised or for any act done or suffered to be done by the Vendor, the Purchaser deprived of ownership or possession of the land hereby demised of any part thereof in future, the Vendor shall be liable to return to the Purchaser the said price money as the case may be together with interest from the date of such derivaition or disoession and shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury to be suffered in consequence thereof.

The Vendor does here by declares that he shall execute and register at the request and cost of the Purchaser any deed or document if the Purchaser require in future for peaceful enjoyment and possession.

S C H E D U L E

All that piece or parcel of land measuring .33 thirty three decimals at


 T.T. S of
 Ramchandra
 Taki

recorded in Khatian No. 164 one hundred sixty four, included in Plot No. 21 twenty one, area measuring .33 thirty three decimals of land hereby sold by these presents; situates within Pargana Patharghata, mouza Gourcharan, J.L. No. 103 one hundred three, Touzi No. 91, P.S., Subdivision and S.R. Office Siliguri, District Darjeeling. The aforesaid land is bounded by :-

North : Purchased land of Sri Rambar Agar.
 South : Land & house of the Vendor.
 East : Purchased land of Ramawatar &
 West : Road.

within the aforesaid boundary .33 thirty three decimals of land hereby sold by the Vendor by these presents.

WITNESSES: 1. ~~Parimala Devi~~ ^{2. Jinesh Ray} ^{Typed by, read over and examined}
 3. Prof. K. N. Sankar Ray ^{the contents of this document by me}
 4. Dr. K. N. Sankar Ray ^{the Vendor.}

5. Shyama Charan Sinha
 6. Debenchandra Das
 7. D. L. Sarker
 8. Mithun Lal Sarker

Date
 22/9/82
 (Shyama Charan Sinha).
 Siliguri.

Explanation:

Due to misfortune the witnesses no. 1 & 2 have signed their name in the signature place of this deed in the top, so the said signatures have been crossed by pen.

Subhendu Sarker.

L.T. of
Ranikotdwar 61
Bomkhali Acre
Taken by
Shyam Charan Sinha

recorded in Khatian No. 164 one hundred sixty four, included in Plot No. 21 twenty one, area measuring .³³ thirty three decimals of land hereby sold by these presents; situates within Fa^gana Patharghata, mouza Gourcharan, J.L. No. 103 one hundred three, Touzi No. 91, P.S., Subdivision and S.R. Office Siliguri, District Darjeeling. The aforesaid land is bounded by :-

North : Purchased land of Mr. Ramtar Agarwal
South : Land & house of the Vendor.
East : Purchased land of Pramawatar Agarwal
West : Road.

within the aforesaid boundary .³³ thirty three decimals of land hereby sold by the Vendor by these presents.

WITNESSES: 1. ~~Parimal Ray~~ 2. Dinesh Naik

Typed by, read over and explain

3. Profulla the Sudhiken.

the contents of this document by me to
the Vendor.

S/o. L. K. M. Sudhiken.

Bidyan Sugan Pally
P.O. Siliguri

22/4/82

(Shyama Charan Sinha).

Siligrui.

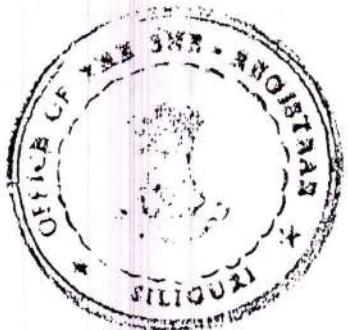
4. ~~Churnendra Nath Basu~~
Makhan Lal Golok, ^{Siligrui}

Explanation:

Due to misfortune the witnesses no. 1 & 2 have signed their name in the signature place of this deed in the top, so the said signature have been crossed by me.

Shyam Charan Sinha

(Sl. No. - 10)



WILGURU

28747 PR

✓ Registered in ...
Book No. 63
Volume No. 232 + 234
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Being No. 1982
For the Year 1982

Suba Registrar
• n v c i . o i
21. 12. 87.