5720

I 5720. (4)

10 Rs.

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सत्यमेव जयते

भारत

INDIA

१०रु.

10Rs.

TEN RUPEES

I 5720.

St of Rs 10001-+2001 = 1200/-in two sheets only.

Admission ... also ... Act 1955 ... under the Indian Stamp Act 1899 (W B Stamp as Amended up to date)

Schedule 1A No. 23

Fees Paid A.121.00

... 4.50 P.A.

Sd. S. Bhattacharjee

District Sub-Registrar
Jalpaiguri 9.12.91

OFFICE OF THE DIST. REGISTRAR JALPAIGURI

Raj Kumar Agarwal
Constituted attorney of
Devi Agarwal.

DEED OF CONVEYANCE

Mouza : Dabgram,
Pargana: Baikunthapur,
P.S. : Rajganj,
Dist.:Jalpaiguri,
Khatian No. 556,
Plot No.: 868(Part),
J.L.No. : 2,
Area : 6 kattas,
Consideration
Rs.12,000/-.

District Sub-Registrar
Jalpaiguri

contd.....p/2

OFFICE OF THE DIST. REGISTRAR
JALPAIGURI

No. 79 Date 3/12/91
Deed No. Pushpa Devi Agarwala
Sl.
No. 17 (Regd. Unit)

Stamp Vendor
Siliguri Regd

Presented for Registration at 11-40 a.m.
on the 7th of Dec 1991
by Raj Kumar Agarwal

Sd/ S. Bhattacharjee
District Sub-Registrar
Jalpaiguri 7.12.91

Raj Kumar Agarwal S/o Sri Giwan Ram Agarwala
S/O
of Burdwan Road
Thana Siliguri Dist. Darjeeling
by Cast H by Profession Bus. as
Constituted attorney of
Gita Devi Agarwala.

T.No = 7377.
Raj Kumar Agarwal as
Constituted attorney of
Gita Devi Agarwal.

Copied & Read
Manju Bhowmik
9.12.91

Identifier >
Rijush Kanti Sarkar
S/O L. Debendra Narayan Sarkar
of Jalpaiguri
Thana
by Cast H by Profession Sal Dealer.

Compared
Rima Chowdhury
9.12.91.

Sd/ Rijush Kanti Sarkar.

Sd/ S. Bhattacharjee.
District Sub-Registrar
Jalpaiguri 7.12.91

Raj Kumar Agrawal as
Constituted attorney of Sita Devi
Agrawal.

THIS INDENTURE is made this the 7th day of December, 1991.

BETWEEN

contd.....p/3

Entry
Rs. 2-00
Rs. 5.20
4.00

G (a)
G (b)

OFFICE OF THE DIST. REGISTRAR
PAIGURI

2125

9.12.97

P.K. Sarkar
5748

Total No of copy

9.12.97

Raj Kumar Agarwala
constituted attorney
of Geta Devi Agarwal.

SMT. GEETA DEVI AGARWALA W/O Sri Jiwan Ram Agarwala, resident of Burdwan Road, Siliguri, P.O. & P.S.Siliguri, Sub-Division & Sub-Registry office Siliguri, District Darjeeling - represented by her constituted Attorney Sri Raj Kumar Agarwala S/O Sri Jiwan Ram Agarwala, resident of Burdwan Road, Siliguri, P.O. & P.S.Siliguri, Dist. Darjeeling. This General Power of Attorney was authenticated by the Sub-Registrar Siliguri under recorded No. 113 dt. 25.5.90. - hereinafter called the " V E N D O R " (which expression shall mean and include unless excluded by or repugnant to the context her heirs,executors,administrators, legal representatives successors and assigns) of the ONE PART.

A N D

SMT. PUSHPA DEVI AGARWALA W/O Sri Omprakash Agarwala, resident of Sevoke Road, Siliguri, Siliguri, P.O., P.S., Sub-division & Sub-registry office Siliguri, District Darjeeling, hereinafter called the " P U R C H A S E R " (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors,administrators, legal representatives, successors and assigns) of the OTHER PART.

Contd....p/4

Raj Kumar Agarwal
Constituted attorney
Gita devi Agarwal.

WHEREAS the Vendor had acquired plot of land measuring .25 decimals of land by virtue of a Deed of Sale registered with Sub-Registrar at Jalpaiguri executed by Sri Dinesh Chandra Pradhan recorded in Book No.I, Vol. 18, Pages 22 to 29, being No. 1315 for 1983.

A N D

W H E R E A S after the date of the aforesaid purchase the Vendor is the exclusive owner of the land measuring .25 decimals of land having permanent heritable and transferrable right and interest therein and the said land is in actual khas and physical possession of the Vendor at the date of these presents.

A N D

W H E R E A S the Vendor being in need of money the offered for sale of her land measuring 6 (six)Kattas out of his total land measuring .25 decimals as fully described in the schedule below and as delineated in red border and marked 'A' in the plan annexed herewith.

A N D

W H E R E A S the Purchaser has accepted the said offer and agreed to purchase the aforesaid land measuring 6 (six)Kathas out of the Vendor's total land measuring .25 decimals as fully described in the schedule below and as delineated in red boarder and marked 'A' in the plan annexed herewith for Rs.12,000/-(Rupees twelve thousand)only.

contd....p/5

Raj Kumar Agrawal
Constituted attorney of
Gita devi Agrawal

free from all encumbrances whatsoever.

A N D

WHEREAS the Vendor has accepted the said offer as fair and reasonable and has agreed to sell the aforesaid land about 6 Kathas out of his total land measuring .25 decimals as fully described in the schedule below and as delineated in red boarder and marked 'A' in the plan annexed herewith for Rs.12,000/-(Rupees twelve thousand) only free from all encumbrances whatsoever.

A N D

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of Rs.12,000/-(Rupees twelve thousand)only paid by the Purchaser to the Vendor by cheque No. 657809 dt. 4.12.91 drawn on U.B.I.,Sevoke Road, Siliguri (the receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Vendee from the payment thereof. The Vendor does hereby grant,convey,assign and transfer unto the Vendee the aforesaid land of 6 (six)Kathas as described in the Schedule below and as delineated in red boarder and marked 'A' in the plan annexed herewith and make over possession thereof to the Vendee with all documents in respect of the said land and with all rights,privileges,easements,appendices appertainances belonging to or in any way appertaining to in the said land as absolute estate,

Contd....p/6

Raj Kumar Agarwal
as constituted attorney
of Sita Devi Agarwal.

right, title and interest unto and upon the property hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rent, taxes, etc. payable to the State of West Bengal. AND the Vendor does hereby covenant with the Vendee that the right or interest which Vendor does hereby transfer subsists and the Vendor has good power and full authority to transfer the said land hereby conveyed, expressed or intended so to be unto the Vendee in the manner aforesaid.

THE VENDOR further declare that she or any persons claiming under her shall and will from time to time and at all times at the request and cost of the Purchaser execute all such acts, deeds and things, whatsoever for the further or more effectually assuring the enjoyment and possession of the Purchaser whereof and therein as shall and may be required.

THE VENDOR further declares that the land described in the schedule below and as delineated in red and marked 'A' in the plan annexed herewith is held by the Vendor and has not been transferred or forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever upon the property 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 any charge, mortgage, attachment or any other encumbrances

Contd....p/7

Raj Kumar Agarwal
as constituted attorney
of Raj Kumar Agarwal
Sita Devi Agarwal.

whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain the same in consequence thereof.

THE VENDOR further declares that if any defect of title or for any act done or suffered to be done by them in any way with respect to the property hereby conveyed expressed or intended so to be by these presents the Purchaser is deprived of possession or enjoyment or any part thereof the Vendor shall be liable to be refund to the Purchaser full or proportionate part of the consideration money as the case may be together with interest at the rate of Rs.3/-(Rupees three)only per cent per month from the date of deprivation or dispossession.

THE VENDOR further declares that no amount on account of tax,charges,or expenses,etc. is lying due to payable the same to the Government or any other department or private person in respect of the land as described in the schedule below till the date of these presents and in the event of discovery of any dues payable the Vendor shall be liable to pay the same and shall also be liable to compensate the Purchaser adequately. The Vendor also declares that the Vendor has not transferred or entered in to any binding contract with other person to sell or to transfer otherwise property hereby conveyed by these presents or any part

Contd....p/8

Raj Kumar Agarwal as Constituted attorney of Smt. Devi Agarwal.

thereof and there exists no such contract at the date of these presents and that if any of the recitals made herein are proved to be false the Vendor shall be liable to indemnify the Vendee adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

SCHEDULE

All that piece or parcel of land measuring about 6 (six) Kattas out of the Vendor's total land measuring .25 decimals (point two five)appertaining to Pargana Baikunthapur, and as delineated in the plan annexed herewith and marked 'A' Mouza Dabgram, P.S.Rajganj, S.R.Office & District Jalpaiguri, J.L.No.2, Khatian No. 556 included in Plot No.268(Part)and the said land is bounded and butted as follows :-

North : Plot No. 226, 269, 271 & 270,

South : 20' wide Road,

East : ~~xxx~~ Land of Sri Pawan Kumar Agarwala,

West : Land of Radheshyam Agarwala & others.

contd....p/9

Raj Kumar Agarwala
Constituted attorney
of Gita Devi Agarwal

IN WITNESS WHEREOF the Vendor has set and subscribed his hand on this the day, month and year first above written.

Sd. Raj Kumar Agarwal.
VENDOR.

Witnesses :

1. Sd Rijush Kanti Sarkar.
Jalpaiguri.

2. Sd. Bimal Chandra Ghosh.
Haidar Para.

Drafted by me and typed in my office :

(G. S. Agarwala)
Advocate.

F1974/1900 of 1978

OFFICE OF THE DIST. REGISTRAR
JALPAIGURI

SL NO 77. Date 3.12.91. Sold to Pushpa Devi Agrwala. W/o Slg.

Rs 1000/- Rupees one thousand only. Sd. illegible. St Puender Sihg Comt. SL NO 78. Date 3.12.91. Sold to Pushpa Devi Agrwala W/o Slg. Rs 2000/- Rupees two hundred only. Sd. illegible. St Puender Sihg Comt.

Copied & Rec'd
Manju Bhattacharjee.
9.12.91

Certified to be true copy of an incomplete document which has not yet been transcribed in the Register Volume.

Carried
Rama Chakraborty
9.12.91.

Registrar Authorised u/s 75 of Act XVI of 1908, Jalpaiguri

9.12.91.

OFFICE OF THE DIST. REGISTR... JALPAIGURI

DIST. REGISTRAR
JALPAIGURI

No 81 Date 3/12/91 sold to Pushpa
Devi Agarwal by Rs 1000/ Rupees
Thousand only for Thegalla Stamp
vendor Siliguri Court No 82 Date
3/12/91 sold to Pushpa Dev Agarwal
wife of Shri Rs 2000/ Rupees two
hundred only for Thegalla Stamp
vendor Siliguri Court No 83 Date
3/12/91 sold to Pushpa Dev Agarwal
wife of Shri ~~sold to~~ Rs 100/ Rupees
one hundred only for Thegalla Stamp
vendor Siliguri Court

Certified to be a true copy of a document which has not yet been transcribed in the Register Volume

Registrar Authorised U/S. 7 (2) of Act XVI of 1908, Jalpaiguri
9/12/91

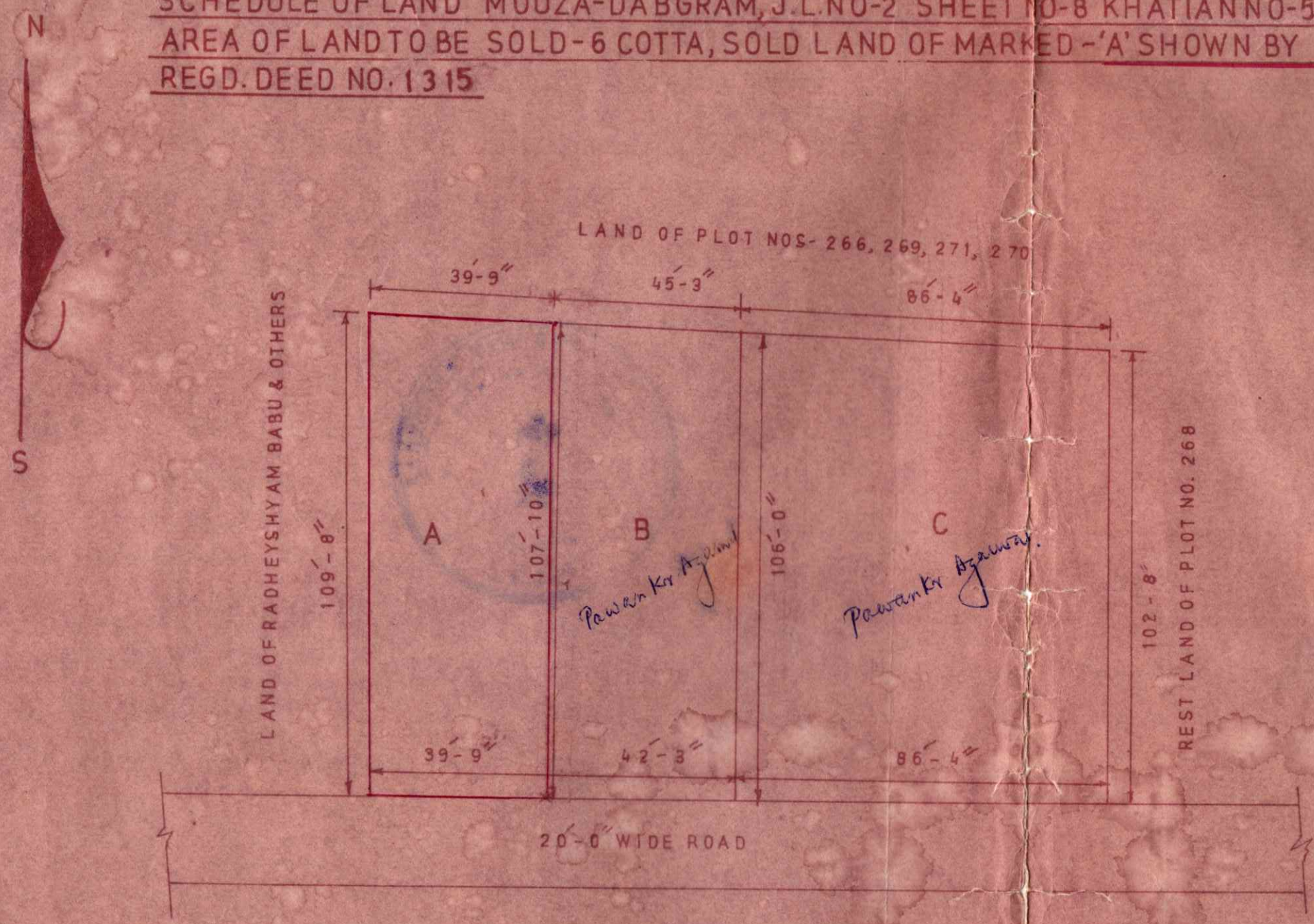
OFFICE OF THE DIST. REGISTRAR
জেলা নিবন্ধকের অফিস

Nilima Das
9-12-91

Rima Chowdhury
9.12.91

(12)

SITE PLAN SHOWING THE LAND TO BE SOLD IN FAVOUR OF SMT PUSHPADEVI AGARWALA W/O SRI OMPRAKESH AGARWALA OF PANJABI PARA, SILIGURI, P.S. SILIGURI DIST-DARJEELING.
BY- SMT GEETA DEVI AGARWALA W/O SRI JIWAN RAM AGARWALA OF BURDWAN ROAD, SILIGURI, P.S. SILIGURI, DIST-DARJEELING.
SCHEDULE OF LAND MOUZA-DABGRAM, J.L.NO-2 SHEET NO-8 KHATIAN NO-556 PART OF PLOT NO. 268
AREA OF LAND TO BE SOLD-6 COTTA, SOLD LAND OF MARKED -'A' SHOWN BY RED BORDER. SCALE÷ 1"(INCH)= 30'(FEET).
REGD. DEED NO. 1315



True copy of the Plan attached in deed No. - 5720 for the year 1991 of D-520 for 2012 for:
Maly Ghosh
Plan Tracer
7-12-91

SIG. OF VENDOOR

Certified to be a true copy
Under Authority u/s 57 of Act XVI of 1908, 9.12.91