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Stamp Duty
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SILIGURI
DEED OF SALE

This Indenture is made on this the 23rd day of May,
One thousand nine hundred eighty four.

Between

Land : 1 katha-
4 chatak or .021-
acre.
Price: Rs. 9500/00.
P. S. Siliguri.

✓ Sri. Arbind Kumar Singh, son of Sri. Kamta Nath Singh,
Hindu by faith, business by occupation, resident of
Gurung Busti, 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, representatives, adminis-
trators and assigns) of the ^{One} ~~Other~~ Part.

(contd...to 2)

100Rs.



Page-2.

A n d

Sri. Man Bahadur Dorjee, son of Late Padam Bahadur Dorjee, Hindu by faith, service by occupation, resident of Gurung Busti, P. S. Siliguri, Dist. Darjeeling—hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, representatives, administrators and assigns) of the Other Part.

Whereas—Manmaya Damini, wife of late Padam Bahadur Dorjee purchased all that piece or parcel of land measuring .155acre, from Bishnumaya Gurung and others, by virtue of a registered Deed of Sale Being No.1383, Dated 18.3.1966.

(contd...to 3)

100Rs.

100Rs.



Page-3.

A n d

Whereas after the death of the abovenamed ~~Menmaya~~ Damini her ownership in the aforesaid land devolved upon her two sons-1) Mon Bahadur Dorjee (the vendor hereof), and 2) Sri. Harka Bahadur Dorjee, by virtue of inheritance According to the Hindu Law of Succession Act, 1956.

A n d

Whereas in view of the aforesaid facts, abovenamed Mon Bahadur Dorjee, and Harka Bahadur Dorjee have become the absolute owner of the aforesaid land, and their name was mutated by the J.L.R.O., Siliguri vide M.C.No.101(P-I)/83-84 on 21.4.84, in respect of the said land and said Mon Bahadur Dorjee & Harka Bahadur Dorjee have permanent heritable and transferrable right, title and interest in the aforesaid entire land.

(contd...to 4)

100Rs.

100Rs.



Page-4.

A n d

Whereas the vendor-Man Behadur Dorjee, being in need of fund for investing the same in some lucrative enterprises has offered for sale the land measuring 1 katha 4 chatak or .021 acre, as fully described in the schedule below (hereinafter referred to "BELOW SCHEDULE LAND") out of the vendor's share, free from all encumbrances whatsoever.

A n d

Whereas the purchaser has agreed to purchase the said below schedule land at or for the price of R.9500/00 (Rs. Nine thousand five hundred) only free from all encumbrances whatsoever. And Whereas the vendor consideration of the said price as fair reasonable and highest has also finally agreed to sell the said below scheduled land to the purchaser at or for the said price free from all encumbrances whatsoever.

(contd...to 5)

100/5/3100/10



Page-5.

15/11/1954

NOW THIS INDENTURE OF SALE WITNESSETH THAT, in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs.9500/00 (Rs.nine thousand five hundred) only paid by the purchaser this day to the vendor in cash (the receipt whereof the vendor doth hereby admit and acknowledge as having fully received and the vendor grants full discharge to the purchaser from the payment thereof) the vendor doth hereby convey, assign, sell and transfer the said below scheduled land and makes over possession thereof unto and in favour of the purchaser together with all right, title, interest, easements, liberties, appendages & appurtenances whichever any way belonging to or reputed to belong therewith TO HAVE AND TO HOLD the same as an absolute estate peaceably & quietly with permanent heritable and transferrable right, title and interest & without any interference or interruption from the vendor or any person or persons claiming under him, subject to the payment of land revenue and other taxes to the Superior landlord-now the Govt. of West Bengal.

(contd...to 6)

40 Rs.



Page-5.

15-11-1944

The vendor declares that the interest which the vendor professes to transfer hereby-subexists as on the date of these presents, and that the vendor has not previously sold, transferred, mortgaged, contracted for sale or otherwise the said land hereby transferred, expressed or intended so to be or any part thereof to any other person or persons, and that the said land suffers from no defect of title and that the recitals made hereinabove are all true, and in the event of any contrary is proved, then the vendor shall be liable to be dealt with according to law & shall also be liable to make good the loss which the purchaser may suffer or sustain resulting therefrom.

The vendor further covenants with the purchaser that if for any defect of title of the land or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the land hereby sold or any part thereof in future, then the vendor shall return to the purchaser the full or proportionate part of the consideration money as the case may be together with an interest @ Rs.2/- (Rs. two) percent per month from the date of such deprivation of ownership or of

(contd...to 7)



Page-7.

15/10/21/10-14

possession, and the vendor shall further be liable to pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

SCHEDULE OF THE LAND HEREBY SOLD :

All that piece or parcel of raiyoti homestead land measuring 1katha 4 chatak or .021acre, in Plot No.582(five eight two), Recorded in Khatian No.593(five nine three), of Mouza Siliguri, J.L.No.110(Hal 88) within the Limits of Siliguri Municipal Ward No.I, within the Jurisdiction of Police Station, Sub-division and Sub-registry office Siliguri, Paragana Baikunthapur, Touzi No.3(Ha), Dist.Darjeeling. The said land is butted and bounded as follows :-

No-rth : Arun Kumar Singh (to-day purchase).

South : House of Hari Pradhan.

East : Road.

West : Rajnandan Prasad & others.

(contd...to 8)

11/02/21 10:14

Proportionate yearly rent is Rs.1/25 paise payable to the Govt. of West Bengal.

IN WITNESS WHEREOF THE VENDUR, in good health and conscious mind set and subscribe his hand on the day, month and year first above written.

Witnesses :

हरिबाहादुर प्रोचन
पिता भुस - पढन काहाकुट हरजी
गुरुकुल काली
Hari Bahadur Prochan.
guzung Bresty
Kalay Rajee

I have personally read over the contents of this Deed.

सन्ति गopal बनिक
Signature of the Vendor.

Typed by me :

Santi Gopal Banik
(Santi Gopal Banik)
Siliguri.

P.O Tindharcui

DTT Darjeeling

विन्देश्वर महले

समिति गुरी

Swamiji with my name.