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Handwritten notes and scribbles on the left side of the page, including the number '90' and some illegible characters.



Handwritten calculations and notes: # 89.50, 90/-, 70 p. fee 4.50, and 'DEED OF SALE' printed in a box.

Handwritten vertical text on the right side: 'SRI ARUN KUMAR SINGHA'.

GURU

This Indenture is made on this the 20th day of May, One thousand nine hundred eighty four.

Between

Sri. Arun Kumar Singha, son of Sri. Kamta Nath Singha, Hindu by faith, business by occupation, resident of Gurung Busti, P.S. Siliguri, Dt. Darjeeling—hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, representatives, administrators and assigns) of the One Part.

Land : 1 katha - 4 chatak, or .021-acre.

Price: Rs. 9500/-

P.S. : Siliguri.

(contd...to 2)



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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 Dorji purchased all that piece or parcel of land measuring 155 acre, from Bishnumaya Gurung and others, by virtue of a registered Deed of Sale Being No. 1383, Dated 18.3.1966.

(contd...to 3)

100Rs.



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A n d

Whereas after the death of the abovenamed-Manmaya Damini her ownership in the aforesaid land devolved upon her two sons-1) Mon Bahadur Dorjee (the vendor hereof), & 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 Dorji and Harka Bahadur Dorji have become the absolute owner of the aforesaid land, and their name was mutated by the J.L.R.O. Silinuri vide M.O.No. 101(P-1)/83-84, on 21.4.84, in respect of the said land and ~~XXXXXXXXXX~~ said Sri. Mon Bahadur Dorji & Harka Bahadur Dorji have permanent heritable and transferrable right, title and interest in the aforesaid entire land.

(contd...to 4)

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10000/30000/4

A n d

Whereas the vendor-Man Bahadur 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 LANDS), 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 ₹.9500/- (Rs.nine thousand five hundred) only free from all encumbrances whatsoever. And Whereas the vendor considering the said price as fair reasonable and highest has also finally agreed to sell the said below schedule land to the purchaser at or for the said price free from all encumbrances whatsoever. (contd...to 5)

45Rs.



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NOW THIS INDENTURE OF SALE WITNESSETH THAT, in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs.9500/00 (Rupees 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 schedule 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 W.B.

40 Rs.



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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



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1/1/2013

case may be together with an interest @ Rs.2/- (Rs. two) percent per month from the date of such deprivation of ownership or of 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 1 katha 4 chatak or .021 acre, in Plot No.582 (five eight two), Recorded in Khatian No.593 (five nine three), of Mouza Siliguri, J.L.No.110 (Hal-08), within the Jurisdiction of Police Station, Sub-division and Sub-registry office Siliguri, Paragana Baikunthapur, Touzi No.3 (Ja), Dist. Darjeeling.

(contd...to 8)

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The said land is butted and bounded as follows:-

North : Land of Harka Bahadur Dorjee.

South : Arbind Kumar Singh (to-day purchase).

East : Road.

West : Rajnandan Prasad & others.

Within the limits of Siliguri Municipal Ward No. I (One).

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

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

Witnesses :

पति श्री सुभाष चन्द्र मुखर्जी
श्री. मुखर्जी

Hare Bahadur Prachan,
Jivring Busty

Kalyan Dasgupta
Tinchahari

P.O. Dutt Dasgupta
बिन्दु चन्द्र मुखर्जी

I have personally read over the contents of this Deed.

Signature of the Vendor.

Typed by me :

Santi Gopal Banik
(Santi Gopal Banik)
Siliguri.