



THIS DEED OF SAIR is made this the 22/2

Day of September, One Thousand Mine Hundred Righty Four

Conveyance :

Area : .277 acre

Consideration: B.10,000/-

P.S. Rajgani

BETWEEN

Shrimati Fula Debi Agarwala wife of Late Schanlal Agarwala Hindu by faith business by occupation resident of Punjabipara, Post Office, Sub-Division and Sub-Registry Office Siliguri, in the District of Darjeeling hereinafter called the "VENDOR" which expression shall unless excluded by or repugnant to the contest mean and include her heirs executors, administrators, representstives, successors and assigns of the One Part

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The 3856 Dite -14/9/84 Panjabihara Tulla Debr Agaraciles Presented for May words at 12-16 ANDE .. Sept 450 11 11 28 thian Spirit - The Jake Dearwalle (Assummer) Feella Dehi Agarasella pay per shulling Thefore Chiler Joint New Registrati Labateurs 29-9-94 Fula Detin Dymenolla. Stan Sahain let Asmacalla P. Pranjahi black 3082 16:10 Stagement Fiebla Debi Aganwella issistante per shulling the Phulber Thapan. O Dhan Babadan Bayon Selagrera w conservation + Geller phelloir Where Slosia Talan Baka Kirl Thapochipation



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Messrs Bharat Rolling Mill, a firm registered under the Indian Partnership Act having its registered office and principal place of business at 3rd Mile. Sevoke Hoad, Post Office Sevoke Hoad, Police Station, Hajganj, Sub-Division and Sub-Registry Office Jalpaiguri Sadar in the district of Jalpaiguri hereinafter called the "PURCHASER" which expression shall mean and include its assigns of the Other Part.

WHEREAS the Vendor purchased 0.215 acres of land on 28-3-1983 and 0.062 acres of land on 22-4-83 from Sardar Hardayal Singh Cil by two separate deeds of sale and the said deeds of sale have been registered at the Jalpaiguri District Sub-Registry Office and WHEREAS ever since the date of purchase the Vendor was in absolute possession and enjoyment of the same AND WHEREAS the Vendow is also a partner of

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a partner of the Purcheser-firm and had by a registered deed of lease executed and registered on 9th February 1984 leased out the properties described in the Schedule below to the Purchaser firm on monthly rental of \$200/- (Rupees two hundred) only besides other terms and conditions AND WHERRAS with a view to transfer the rent-receiving interests in the said firm and to make the firm absolute owner of the properties described in the Schedule below for the purpose of future development the Vendor has this transferred all her rights title and interest in the said property which is described fully in the Schedule below in favour of the Purchaser-firm in manner hereinafter appearing:

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of %.10,000/- (Rupees ten thousand) only paid to the Vendor by the Purchaser-firm this date the receipt whereof the Vendor do hereby acknowledge, the Vendor do hereby grant, convey,

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hereby grant, convey, assign and make over absolutely unto the Purchaser-firm the lands described in the Schedule below which is already in the possession and enjoyment of the Purchaser-firm by virtue of the deed of lease dated 9-2-1984 and all rights, liberties, privileses and also the right, title and interest into and upon the land hereby transferred expressed or intended so to be and every part thereof TO HAVE and TO HOLD the same for all times subject to the payment of land rent to the State and the local taxes payable to Dabgram Anchal Panchayat.

The Vendor hereby covenant that henceforth the Purchaser-firm shall peacefully and quietly possess and enjoy the said properties without any lawful eviction, claim or demand from any person or persons claiming under the Vendor. The Vendor hereby further covenants that in case the Purchaser-firm so needs, she will execute or do or cause to be done or executed all such acts, deeds matters and things whatsoever that may be

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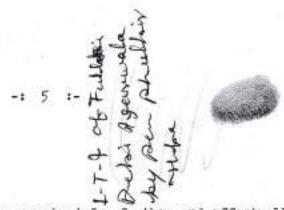
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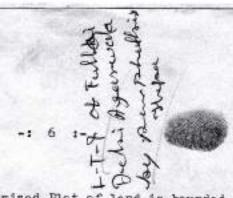
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That may be required for further and effectually assuring the right, title and interest or possession of the land described in the Schedule below or any part thereof. The Vendor has not mortgaged or in any manner charged or alienated the said land to any other person except the Purchaser-firm. In case of discovery of any defect in the title of the Vendor, the Vendor assures the Purchaser-firm that the Vendor shall try to rectify the same and in case of her failure to do so, she undertakes to refund the consideration money together with interests on the said sum at the rate of h. 2 per cent per month and also shall bear the costs or damages that may be incurred by the Purchaser-firm. The deed of lease executed on 9-2-1984 shall be treated as cancelled or superseeded by virtue of these presents with effect from the date of its execution.

SCHEDULE OF THE DEMISED LAND

All that piece or parcel of raiyati land measuring '277 decimal two seven seven ('215 plus '062 containing two Deeds of conveyance) or 16 Kathas 12 Chataks situated within Pargana Baikunthapur, Mouza Dabgram, P.S. Fajganj, Sub-Registry Office and District Jalpaiguri, J.L.No.2 two; Touzi 3 three, Khatian No. 701 seven hundred one and 745/1 seven hundred forty five by one; Sheet No. 5 five; included in part of C.S. Plot No.111 one hundred sleven.



The said demised Plot of land is bounded as follows:-

MORTH

Torka Singh

SOUTH

20'ft Wide Road

BAST

: Land of Hardyal Singh Gill

WEST

Land of Hardyal Singh Cill.

IN WITNESS WHEREOF the Vendor does hereunto set her hand on the day, month and year first above written.

WITNESSES :

Phulsir Huba 31416UK, Gopal Bardh Jaepo 2

PREPARED BY ME Bring Mr. Shoteache Jacon BENDY BHOSAN BHATTAGARD LICENCE NO I ONE D. S. R. OFFICE JOSPANNE

TYPERY PRADIP CAMA JALDAIGURI



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president 5, 11, 84

