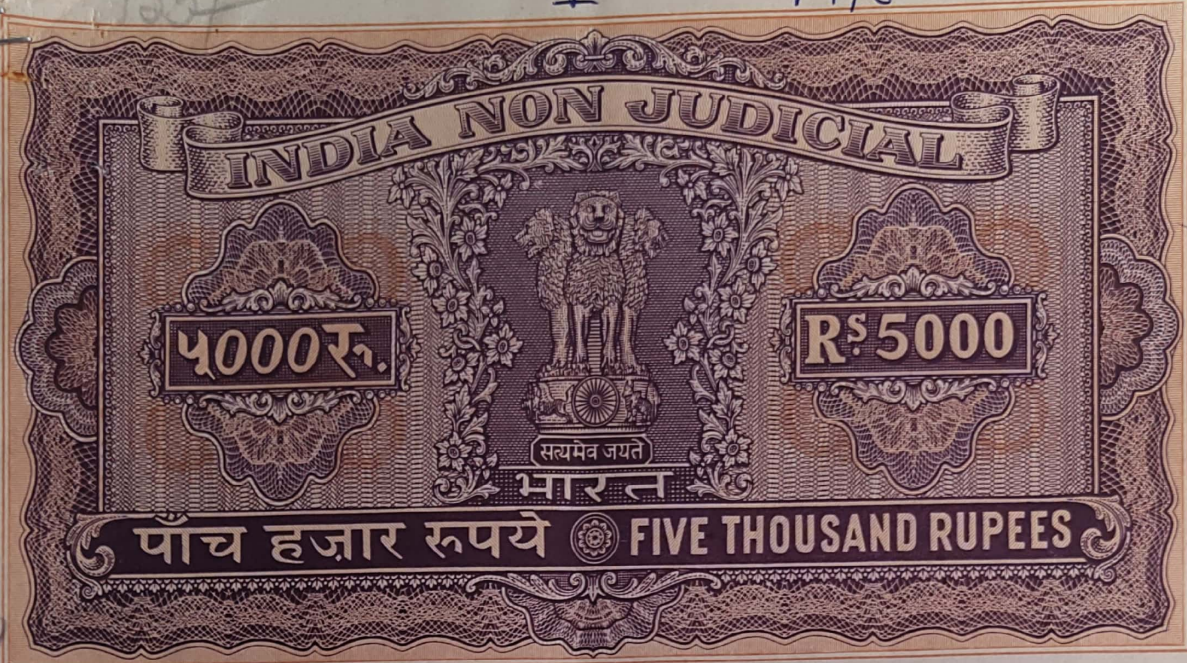


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1476

5000Rs.



30
10000/-
25
A 1089.00
Rs 4150

Stamp duty under the I.S. Act, 1929
1089.00

MP
M.P. RAJGANJ

5-3-92

Sub Chand Sekari

S A L E D E E D

This Sale is made this 5th day of March, 1992.

B E T W E E N

Deed of Sale
Value of
Rs. 1,00,000/-
Sold area
.272 1/2 acre
P.S. Rajganj.

Master Prakash Mundra son of Sri Prayagchand Mundra, Hindu by religion, Business by occupation, resident of M.G. Marg, Gangtok, Sikkim, hereinafter called the 'PURCHASER' of the One Part.

A N D

Contd....2

Sl. No ... 1196 9192
Issued to Shri/Sm ... Master Prakash Munda
Gangtok

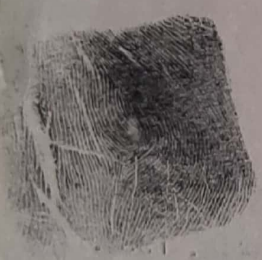
8.00
March 92
Sub Chand Sekhia

Date ... 4/3/92
Stamp Head Clerk
Jalpaiguri



Sub Chand Sekhia

MP
JALPAIGURI
1681 53.52



Sub Chand Sekhia

Sub Chand Sekhia
at Richard Lal Sekhia
Mili
Mili
Mili
Dinoy Pur
Bun naks

Ashok K Jain
Richard Jain
Sanku Road
Siliguri
Dujelling
Mili

Ashok Kumar Jain
Sl. Richard Jain

MP
JALPAIGURI
53.52



= 2 =

Bulchand sethi

J. Uttam Industries a Partnership Firm, having its registered Office at P.O. Hili, in the district of West Dinajpur represented by it's Partner Sri Dulchand Sethia son of Late Jaichand Lal Sethia, Hindu by religion, Business by occupation, resident of Hili, P.S. Hili, Dist. West Dinajpur hereinafter called the 'VENDOR' of the Other Part.

WHEREAS the Seller is seized and possessed of as absolute owner of the land described in the schedule hereunder comprising Plot No. R.S. No.45, C.S. Plot No.128, appertaining to Khatian No. 282/1 of Mouza Dabgram, Sheet No.4, measuring .545 dec. of land which have been acquired by way of purchase vide Regd. Deed No.498 dated 10.1.85 registered at Registrar of Assurance, Calcutta from Jaswant Singh son of Khusal Singh fully described in the schedule hereunder and the Vendor hold and possess the said land as an absolute owner with right to transfer the same.

Contd...3

Sl. No. 1197 91-92
Issued to Shri/Sm. Master Prakash Munda
Gargotok

4/3/92
Date..... Stamp Head Clerk
Jalpaiguri



5352



= 3 =

Buli Chaudhary Sethi's

WHEREAS the Seller have agreed with the Purchaser to sell absolutely to the latter the land described in the schedule hereunder at or for the price of Rs.1,00,000/- (Rupees one lac) only and the said Purchaser has agreed to purchase the said property free from all encumbrances, charged and demands whatsoever.

A N D

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and consideration the said sum of Rs.1,00,000/- (Rupees one lac) only, paid by two ~~cheques~~ ^{Draft} vide Nos. 09/07798 and 09/07799 dated 03.03.92 of Central Bank of India, Balurghat Branch as having received the said seller do hereby convey transfer and assign upto and to the use of the Purchaser, his executors, administrators and assigns all the plot of land described in the schedule hereunder and all the right title and interest

Contd..4

Sl. No. 1198 9192
Issued to Shri/Sm. Master Prakash Munda
Gangtok

4/3/92
Date..... Stamp Head Clerk
Jalpaiguri



5392

= 8 4 =

Buli Cuanda Settas

in the said property are hereby conveyed to the Purchaser, his executors, administrators and assigns absolutely and forever as ordinarily pass on such sales.

And the Seller do hereby covenant and desires for himself his heirs, executors, representatives and assigns that he has now good right to convey the said property to the purchaser his executors administrators and assigns in manner aforesaid.

And that the Purchaser shall hereinafter peaceably use and enjoy the same as his own property without any hindrance, interruption, claim or demand by or from the seller or any other person whatsoever.

And the Seller and all persons claiming under him do hereby further agree with the purchaser at all times hereinafter and upon reasonable request at the cost of the Purchaser to do and execute or cause to be done and executed all such lawful acts, deeds whatsoever for more perfectly conveying and assuring the said property and part thereof unto the purchaser and his representatives and placing him in possession of the same according to the true intent and meaning of this Deed.

And the Seller do also hereby agree to save harmless and keep indemnified the Purchaser for an against all losses damages, costs or expenses which he may sustain or incur by reason of any claim being made by anybody whomsoever to the said property.

And it is hereby further declared that the property hereby transferred or intended to be transferred is free from all encumbrances, charges, claims or demands and that the Seller or have not done anything hereby the property may be the subject to any attachment or lien of any court of person whatsoever.

Contd...5



Schedule of land

All that piece or parcel of land measuring .272 $\frac{1}{2}$ acre at an annual rent of Rs.1.02 paise only, appertaining to and forming part of 9.41 of land at an annual rental of Rs.35.42 paise only the proportionate rent for the demised plot of land is payable to the State of West Bengal, represented by the J.L.R.O. Rajganj situated within Pargana Baikunthapur, Mouza Dabgram, P.S. Rajganj S.R. Office, Sub-Division & Dist. Jalpaiguri, J.L. No.2(two), R.S. No.45(forty five), Touzi No.3(three), Khatian No.282/1 (two hundred eighty two by one), Sheet No.4, included in part of C.S. Plot No.128 measuring .545 acre out of this measuring .272 $\frac{1}{2}$ acres is hereby sold by the Vendor by this Sale Deed.

The demised plot of land is butted and bounded as follows:-

North : Laxmi Debi Mundra
South : Satendra Kumar Dey
East : Kundeswari Barmani
West : Sevoke Road

In witness whereof the Vendor hereunto sign this Deed on the day month and year first above written.

Witnesses:

1. Ashok Kumar Jain
S/O Sri Chand Jain
Sevoke Road
Siliguri Darjeeling
 2. Hriday Nath Roy
of Beladaha
- Typed by: (B. Mallik)

Prepared by me
Tejen Roy
(Tejen Roy)
Deed Writer, Jalpaiguri
Licence No.9