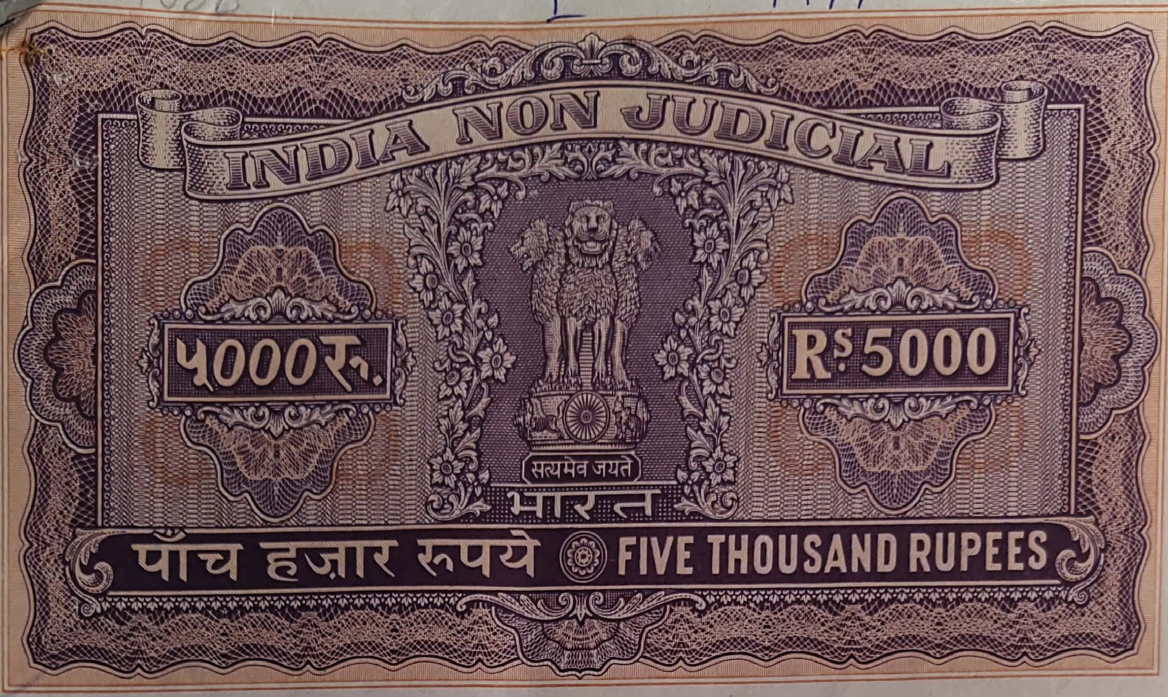


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5000Rs.



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100000/-
29 A 1089.00

Stamp from or does not require
Stamp duty under the I.S. Act, 1958
Schedule I.A, No. 23 Free Field
L.A. No. 680

A 1089.00

Buli Chand Setty

Rs 4.50

[Signature]
JALPAIGIRI

5-3-92

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 $\frac{1}{2}$ acre
P.S. Rajganj

Mrs. Laxmi Devi Munda wife of Sri Ramswarup
Munda Hindu by religion, Housewife by occupation
resident of M.G. Marg, Gangtok, Sikkim, hereinafter
called the 'PURCHASER' of the One Part.

A N D

Contd....2

Sl. No. 1193
Issued to Shri/Sm L. D. Muncher
ganga tok



4/3/92
Date Stamp Head Clerk
Jalpaiguri

500
March 92
Additional District Sub-Registrar Office
Kul Chand Sethia

Bali Chand Sethia

MP
Additional District Sub-Registrar
JALPAIGURI

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1681 / 5-3-92



Bali Chand Sethia

Dul Chand Sethia
H. Sanchand, Bal. Sethia
Bali
Bali
West Dinajpur
Khand Business

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Ashok Kumar Jain
Sri Chand Jain
Jenoke Road
Diliguri
Khand Business

Ashok Kumar Jain
Sri Chand Jain

MP
Additional District Sub-Registrar
JALPAIGURI

5-3-92



= 2 =

Babu Chaud Sethia

J. Uttam Industries, a Partnership Firm, having its registered Office at P.O. Hili, in the district of West Dinajpur, represented by its 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

No. 1194 91-92
Issued to Shri/Smt. W.D. Munda
Gangtok

Stamp/Court Fee
Accounting

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



2
6.3.92

JALPAIGURI



= 3 =

Bali Chand Sekhar

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.

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 Draft vide Nos. 09/07796 and 09/07797 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 in the said property are hereby conveyed to the Purchaser, his executors administrators and assigns absolutely and forever as ordinarily pass on such sales.

Contd....4



No. 1195 21-92
Issued to Shri/Smt. L. D. Munda
Gang Lok

Stamp/Court Fee
Amounting
only

4/3/92
Date Stamp Head Clerk
Jalpaiguri



5-3-92

Book covered notes

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 her 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 securing the said property and part thereof unto the purchaser and his representatives and placing her 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 and against all losses damages costs or expenses which she 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.



= 5 =

Sulochand Sett

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 acre 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 $.272\frac{1}{2}$ acre is hereby sold by the Vendor by this Sale Deed.

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

North : Tilswari Barmani

South : Land of Master Prakash Mundra

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
2. Siliguri Dajfeling
Hriday Mohan Roy
of Belakula

Prepared by me

Tejan Roy
(Tejan Roy)
Deed Writer, Jalpaiguri
Licence No. 9

Typed by: (B. Mallik)

