

454

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3985

2000Rs.



48000

23 x 517.00

23  
450

4517.00

450

*Handwritten signature*  
 21/10/89

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 Bind Kumar Sinha  
 Rajan Kumar Sinha  
 as Comptroller of the Peace for  
 Ranj Kumar Sinha

**CONVEYANCE:**  
 Area : .38 Decinal  
 Price : Rs. 48,000/-  
 P.S. : Rajganj.  
 Tal P.S. : Bhaktinagar.

DEED OF SALE.

THIS INDENTURE IS MADE ON THIS THE 25th  
 DAY OF August 1989.

BETWEEN.

CONVD. 2.

201 Oct 26-8-88

Chandra Kala Sarsani  
2nd Mile. Leroke Road

Rs. 4800/-

26/8/88

Stamp Hill  
Biligari Treasury



21st

Oct 28

Binod K. Sinha

Binod Kumar Sinha

Chandra Dalal  
21/10/89

4085

Binod Kumar Sinha

① Binod K. Sinha  
S/o Nanda Kishore Sinha  
of Begunani P.O. Jor  
② Sajjan Kumar Singal  
r on Conditional Attorney  
for Raj Kumar Singal  
S/o H.L. Lurood  
Biligaon  
Soyla

4086

Raj Kumar Singal  
as Conditional Attorney  
for Sajjan Kumar Singal

Nanda Kumar Patra  
S/o Radha Krishna Patra  
Biligaon  
Soyla

Nanda Kumar Patra  
S/o Sri Radha Krishna Patra

Chandra Dalal  
21/10/89



-:2:-

*Binod Kumar  
Sinha*

*Sajjan Kumar Singal  
as Counsel for  
for Rajkumar Singal*

Smt. Chandrekala Dassani W/O. Sri Rup Chand Dassani, Hindu by faith, housewife by occupation, residing at 2nd Mile, Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the ONE PART.

A N D.

(1) Sri Binode Kumar Sinha son of Nanda Kishore Sinha, residing at Beguntari, Jalpaiguri Town, P.S. & Dist. Jalpaiguri,

(2) Sri Sajjan Kumar Singal son of late Rameswar Das Singal, residing at Hill Cart Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, both are Hindu by faith, business by occupation, hereinafter called the VENDORS (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART.

*No 2  
on behalf of Constables of Attorney Sri Rajkumar Singal  
S/o Sri Rama Swar Das Singal of Siliguri*

CHRD, 3.

No. 301 Date 26-8-88  
Name Chandra Kala Dasari  
2nd Mile, Srirangapatna  
Rs. 2900/-  
lended to him.

Ac.  
26/8/88  
Stamp Head Clerk  
Srirangapatna Treasury



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21/10/89

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--:3:--

*Birud Kumar  
Sinha  
Srijan Kumar Singh  
as Comptroller - Dhara  
for Rajkumar Singh*

WHEREAS the vendors have acquired by purchase 0.76 Decial of riyati homestead land from (1) Sri Naba Kumar Bandopadhyay & (2) Smt. Dolly Bandopadhyay, Directors of W/s. Electro Controll Private Limited, of 2, Church Lane, Calcutta-1, by virtue of a Deed of Sale, registered at Registrar U/S. 7(2) of Assurances Calcutta, on 20-11-81, registered in Book No. I, being No. 9524 for the year 1981, situated within Pargana-Balkunthapur, Mouza-Dabgram, P.S. Rajganj Hal P.S. Bhaktinagar, Dist. Jalpaiguri, and has mutated their names in the office of landlord the State of West Bengal, represented by J.L.R.C. Rajganj, vide N.C.No. IX-II/2084 of 85-86, and has got right title and interest having permanent heritable and transferrable interest therein and the said land is in khas, actual and physical possession of the vendors at the date of these presents.

CONTD. 4.

No. 301 Date 26-8-88  
Chandra Kala Dasari  
2nd Mile Ankulbad P. Stamps Wm.  
Rs. 4800/-  
Issued to him.

As  
26/8/88  
Stamp Head Clerk  
Biligari Treasury



ly  
21/10/89

RECEIVED  
BILIGARI TREASURY



--:4:--

A N D

WHEREAS the vendors are living far off from the said land and it is not possible for them to look after the said land and being in need of money have offered for sale the said land.

A N D

WHEREAS the Purchaser being in need of land for her residential purpose has accepted the said offer of the vendors and has offered and agreed to purchase .38 Decimal of land out of the aforesaid land of the vendors fully described in the schedule below for Rs. 48,000/- (Rupees forty eight thousand) only, free from all encumbrances whatsoever.

A N D.

WHEREAS the vendors have accepted the price so offered by the purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sell the said land measuring .38 decimal of land out of the aforesaid land of vendors fully described in the schedule below for Rs. 48,000/- (Rupees forty eight thousand) only free from all encumbrances whatsoever and the said land is transferred unto the purchaser in the manner as appearing hereinafter.

No. 801 Date 26.8.88.

Sub-Office Chandraghata Dassani  
Severed Post N. 3/10 Stamps Won

Rs. 4800/-  
Awarded to him

26/8/88  
Stamp Head Clerk  
Biliguri Treasury

Handwritten notes in vertical columns, possibly a list of items or amounts.



Handwritten signature and date: 21/10/89

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-:5:-

Binod Kumari

Sinha

Sanjay Kumar  
as Const/Local Agent  
for Rajkumar

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 48,000/- (Rupees forty eight thousand) only, paid by Demand Draft, bearing No. OLIA/41 986812 MOLA/2 023560 dt. 20.10.89 of State Bank of India, Sevoke Road, Siliguri, by the purchaser to the vendors, the vendors hereby grant, convey, assign and transfer unto the purchaser the aforesaid land fully described in the schedule below and make over possession thereof together with all rights, liberties, privileges, easements, appendages and appurtenances whatsoever belong to or in any way appearing to the said land free from all encumbrances whatsoever and the absolute estate of the vendors into or upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rent and taxes etc. payable to the landlord the State of West Bengal.

AND it is further covenanted that there exists no charge, mortgage, attachment or any other encumbrance on the said land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in case of discovery of any such charge, mortgage, attachment or encumbrances whatsoever the vendors will be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to suffer in consequence thereof.

The vendors further covenants that all rents, rates and other charges payable by the vendors for the land hereby sold have accrued due upto the date of these presents have been paid by the vendors and in case of it transpires otherwise the vendors will indemnify the purchaser for any loss resulting therefrom.

CONTD. 6.



*Ly*  
21/10 189

~~LIBRARY~~  
~~MADRAS~~

--:6:--

Binod Kumar S  
Sajjan Kumar S  
as Consol. holder  
for Ruzik  
B-

The vendors further declares that the entire property forming subject matter of the present conveyance is and was in khas, actual and physical possession of the vendors at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchasers are deprived of possession or of enjoyment of the land hereby transferred or expressed or intended so to be by these presents of any part thereof the vendors will be liable to return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of Rs. 2/- per cent per month from the date of such deprivation or dispossession and will also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the purchaser. It is further declares that the vendors have not entered into any binding contract with any other person to sell or to transfer or otherwise the land hereby conveyed by these presents or any part thereof or if any of the recitals made herein are proved to be false the vendors will be liable to be dealt with according to law and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

CONTD. 7.



*Ly*  
2/10/89

~~CONFIDENTIAL~~

-:7:-

*Binod Kumar Sarker*  
*Sardar Anam Singh*  
*as Consolite*  
*For Raj Kumar*

SCHEDULE OF THE LAND.

SCHEDULE 'A'

All that piece or parcel of raiyati land measuring .07 decimal of land at an annual rental of Rs. .17 *seventeen Paise only* only appertaining to and forming part of .39 *decimals* of land at an annual rental of Rs. 1.00 *one Rupee only* only, the proportionate rent for the demised plot of land is payable to the landlord the State of West Bengal, represented by the J.L.R.O. Rajganj, situated within Pargana-Baikunthapur, Mouza-Dabgram, J.L.No.2, Touzi No.3, Sheet No.8 Khatian No.580, included in Part of C.S.Plot No.860 (eight hundred sixty) measuring .10 decimal of land out of that the vendors hereby sold measuring .07 decimal.

SCHEDULE 'B'

All that piece or parcel of raiyati land measuring .02 decimal of land at an annual rental of Rs. .04 *four Paise only* only, appertaining to and forming part of .22 *decimals* of land at an annual rental of Rs. .50 *fifty Paise only* only, the proportionate rent for the demised plot of land is payable to the landlord the State of West Bengal, represented by the J.L.R.O. Rajganj, situated within Pargana-Baikunthapur, Mouza-Dabgram, J.L.No.2, Touzi No.3, Sheet No.8. Khatian No.576, included in Part of C.S.Plot No.304/857 measuring .22 decimal of land out of that the vendors hereby sold .02 decimal of land.

CONTD.8.



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2/10/89

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SCHEDULE 'C'

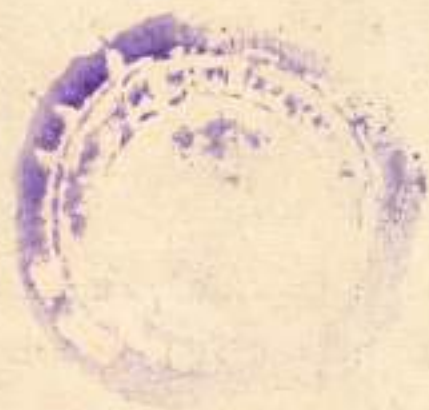
Binod Kumar Sinker  
Sardar Kumar Singh  
as Comptroller of the  
Revenue

All that piece or parcel of raiyati land measuring .29 decimal of land at an annual rental of Rs. .72 Paise only, only, appertaining to and forming part of .22 decimals of land at an annual rental of Rs. 1.00 one only only, the proportionate rent for the demised plot of land is payable to the landlord the State of West Bengal, represented by the J.L.R.O. Rajganj, situated within Pargana-Baikunthapur, Mouza-Dabgram, J.L.No.2, Touzi No.3, Sheet No.8, Khatian No.580, included in Part of C.S.Plot No.304 (three hundred four), area measuring .29 decimal of land the vendors hereby sold, and the said land is bounded as follows:-

- By the North : Land of Kabilal Barman.  
By the South : Land of Raj Kumar Dassani and another purchased to-day from the vendors.  
By the East : Land of Kabilal Singh and Benami Singh.  
By the West : Sold land of Smt. Nilmoni Devi Chowdhury and Kabilal Barman.

The lands sold by this Deed is shown and delineated by RED border line in the Map/Plan enclosed herewith forming part of these presents.

CONF. 9.



*h* / *189*  
189



Binod Kumar Sinha  
Sayan Kumar Sinha  
as Const. ~~Attorney~~ Attorney  
for Binod Kumar Sinha

IN WITNESS WHEREOF the vendors do hereunto set their hands on the day, month and year first above written.

WITNESSES:

The contents of this document have gone through & understood personally by the vendors.

Purshottam Suetama  
Tea Broker  
Dimfara  
Jalpaiguri

Binod Kumar Sinha  
Sayan Kumar Sinha  
as Const. ~~Attorney~~ Attorney for  
VENDORS. Sayan Kumar Sinha

PREPARED AND TYPED BY ME.

Naranda Kumar Gattai  
Serkhi Road.  
Siliguri.

Karunamoy dey

(KARUNAMOY DEY)  
DEED WRITER : SILIGURI.  
L.NO. 11/84, DIST. DARJEELING.



Handwritten signature and date: 2/10/89

Stamp: ~~RECEIVED~~



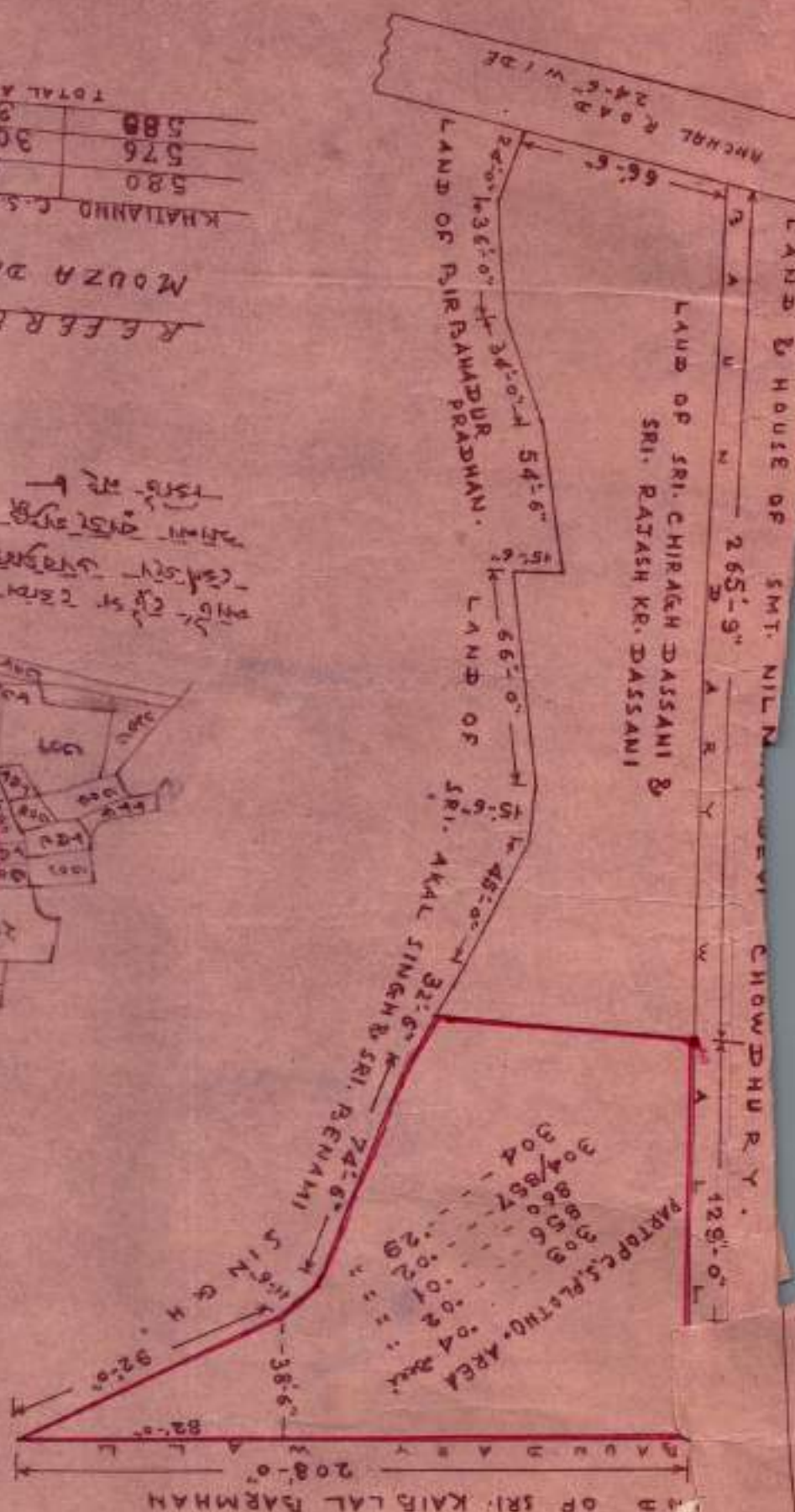
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SITE PLAN SHOWING THE PLOT OF LAND DARGAM I.L. NO. 2, KHATIANDI P.S. RANGANG. AREA 38 Decimals. LA SHOWN BY RED BORDER. SCALE 1" = 50'

NAME OF PURCHASER SMT. CHANDRAKALA DASSA W/O SRI. RUP CHAND DASSA OF 2nd MILE, SEVOKI, RAO DARGAM.

NAME OF SELLER I. SRI. BINODE KUMAR SINHA S/O NANDAKISHORE SINHA OF BEGUNTARI TAL. PAIGURI. 2. SRI. SAJJAN KUMAR SINGAL S/O LATE RAMESWAR DAS SINGAL OF HIL. CART ROAD SILIGURI.



REFFERENCE  
 MOUZA DARGAM  
 C.S. PLOT NO. 2  
 ABBA

580	576	304/857	304	TOTAL AREA
.07	.02	.02	.29	
860				38 Decimals



*Print of Khumey Sinha  
 Raj Kumar S*