

I

4579

1000Rs.



2-50

12000/-

29 A 12100

12100

Stamp duty on this deed shall be  
 levied at the rate of 5% on the value  
 of the property transferred under the T.A. Act, 1928  
 and shall be paid to the Government of India  
 at the time of registration.

4.50

A 121-00

*[Signature]*

30/11/90

शुभा लक्ष्मी प्रधान

CONVEYANCE:

Area : 3 katha 1 Chhatak.  
 or  
 .051 acre.  
 Price : Rs. 12,000/-  
 P.S. : Bhaktinagar.  
 Pargana : Baikunthapur.  
 Mouza : Dabgram.  
 J.L.No. : 2.  
 Touzi No: 3.

DEED OF SALE.

THIS INDENTURE MADE ON THIS  
 THE 30TH DAY OF NOVEMBER, 1990.

CONTD. 2.

No. 2345 Date 29/11/90

3005  
Additional District Sub-Registry Office  
Durgam Cheruvu, Hyderabad



Value Rs. 1000/-

Sd/-  
S. P. O.

Pradhan's admitted

— दुर्गा लक्ष्मी प्रधान

Pradhan  
29/11/90

Dr. Durga Lakshmi Pradhan  
Mr. Pt. Padam Prasad Pradhan  
Subch. Barway, P. M. Gandhi Nagar  
Rajgarh  
Mundla

5664



— दुर्गा लक्ष्मी प्रधान

Pradhan's admitted

Subarna Kumar Pradhan  
Dr. Padam Prasad Pradhan  
2nd Mile, Senapati Road  
Delhi  
Mundla

Subarna Kumar Pradhan  
Dr. Padam Prasad Pradhan

Pradhan  
29/11/90

200Rs.



-:2:-

श्री लक्ष्मी प्रसाद  
शर्मा

BETWEEN.

CONTD. 3.

No. 2341 Date 25/11/20

Sent to Durga Lakshmi Pradhan

of Sant Rani

Value 200 (Rupees) 200

Stamp Vendor  
S. R. Office  
Siliguri



EL  
30/11/20

11/12/54  
11/12/54  
11/12/54

-:3:-

Minor Shri Chiragh Dassani, Hindu by faith, student by occupation, represented by his father and natural guardian Shri Rupchand Dassani son of Sri Surajmal Dassani, residing at Sevoke Road, 2nd Mile, Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the ONE PART.

A N D

Smt. Durga Lakshmi Pradhan wife of late Padam Prasad Pradhan, hindu by faith, housewife by occupation, residing at Paschim-Bairagi Para, Gandhi Nagar, P.S. & Sub-Registry Office-Rajganj, Dist. Jalpaiguri, hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART.

CONTD. 4.



Bl  
~~\_\_\_\_\_~~  
3071190

Handwritten signature or initials, possibly "H/12/5" or similar, written vertically on the right margin.

WHEREAS the vendor owner in possession area measuring .666 acre of raiyati homestead land by Gift from Sri Subarna Kumar Pradhan and others of Paschim Bairagipara, Gandhi Nagar, Dist. Jalpaiguri, vide registered Deed of Gift registered at District Sub-Registrar Office, Jalpaiguri on 17-2-89, Being No.996, for the year 1989, situated within Pargana-Baikunthapur, Mouza-Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri, 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 vendor at the date of these presents.

A N D

WHEREAS the vendor is living far off from the said land and it is not possible for her to look after the said land and being in need of money has offered for sale the said land.

A N D

WHEREAS the purchaser being in need of land for his residential purpose has accepted the said offer of the vendor and has offer and agreed to purchase 3 katha 1 chhatak or .051 acre of land out of the aforesaid land of the vendor fully described in the schedule below for Rs. 12,000/- (Rupees twelve thousand) only free from all encumbrances whatsoever.

A N D

WHEREAS the vendor has accepted the price so offered by the purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the said land measuring 3 katha 1 chhatak or .051 acre of land of the vendor out of the aforesaid land fully described in the schedule for Rs. 12,000/- (Rupees twelve thousand) only free from all encumbrances whatsoever and the said land is transferred unto the purchaser in the manner as appearing hereinafter.



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30/11/90



11/25/25  
11/25/25  
11/25/25

-:5:-

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 12,000/- (Rupees twelve thousand) only paid in cash by the purchaser to the vendor (the receipt whereof the vendor does hereby acknowledge and grant full discharge to the purchaser from the payment thereof) the vendor does 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, appendices and appurtenances whatsoever belonging to or in any way appearing to the said land free from all encumbrances whatsoever and the absolute estate of the vendor 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 vendor shall 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.

CONTD. 6.



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30/11/90

11/25/25  
A. H. H. H. H.  
P. H. H. H. H.

-:6:-

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

The vendor further declares that the entire property forming subject matter of the present conveyance is and was in khas, actual and physical possession of the vendor 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 purchaser is 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 vendor shall 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  $\text{Rs. } 2\text{-}$  percent per month from the date of such deprivation or dispossession and shall 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 vendor has 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 vendor shall 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.

CONF. 7.



RR  
~~3071140~~

Handwritten signature or initials in the top right corner.

SCHEDULE OF LAND SOLD BY THIS DEED.

All that piece or parcel of land measuring 3 katha 1 chhatak or .051 acre, in Dag No.287(part), Khatian No.568, Sheet No.8, situates within Fargana-Baikunthapur, Mouza-Dabgram, J.L.No.2, Touji No.3, under P.S. Bhaktinagar, District Sub-Registry Office-Jalpaiguri, Dist.Jalpaiguri, area measuring .74 acre of land out of that area measuring .666 acre of land the vendor has got by gift out of that area measuring 3 katha 1 chhatak or .051 acre of land the vendor hereby sold, as shown and delineated by RED border lines in the map or plan annexed herewith forming part of these presents is sold by this Deed of sale.

The land sold by this deed is butted and bounded as follows:-  
on the North : Land of Binami Singh.  
on the South : Anchal Road.  
on the East. : Land of vendors.  
on the West. : Land of Rajesh kumar Dassani.

The proportionate yearly rent for the land hereby sold is Rs.0.10 (paise ten) only now payable to the superior landlord the Govt.of West Bengal.

IN WITNESS WHEREOF the vendor here-unto set her respective hand on this document on the day, month and year first above written.

WITNESSES:

1. *Sibarna Kumar Pradha*  
*2nd mile Seroke Road*  
*Siliguri.*
2. *Kusakaranda Pradhan*  
*2nd mile Seroke Road.*  
*Siliguri.*

PREPARED AND TYPED BY ME.

*Karuna moy dey*  
(KARUNAMOY DEY)  
DEED WRITER : SILIGURI.  
L.No 11  
Dt. *sanyaling*



AK  
20/11/80



12.5.93

*[Handwritten signature]*

4599  
281

1990  
286

Resignation

*[Faint, illegible handwritten text]*