

OF CONVEYANCE

THIS INDINTURE made this It day of man One Thousand Nine Hundred and Ninety Six.

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SMT. NAMRATA DEVI AGARWALA, W/O SRI MAHESH KUMAR AGARWA-LA, by casta Hindu, by occupation Housewife, resident 6: Khalpara, Siliguri, P.S. Siliguri, Dist. Darjeeling, hereinafter called the " PURCHASER " (which exp assion shall mean and include unless excluded by or rep gnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the ONE PART.

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Convayanca:

Value of 3. 16,763/-

Area : 9 Kathas 5 Chhatak

P. S. : Bhaktinagar.

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SRI RAGHU NATH DAS, S/O LAT? CHAITU DAS, by caste Hindu by occupation Cultivator, resident of Chayan Para, Salugara, P. S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the "SRILLER" (which expression shall mean and include unle excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the CTHER PART.

WHIREAS the Seller is Freezza recorded owner to the extent of Two Annas share in the Revisional Survey Settlement und Khatian No. 634m, comprising of Plot No. 25, Sheet No. 4, and other Plots, and since then the Seller is absolute and exclusive Owner over the Schedule below land as physical possession thereof, a free from all encumbrances.

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WHIRIAS the Seller being in urgent need of money has offered for sell measuring 9 Kathas 5 Chhatak of land more fully described in the Schedule below, free from all encumbrance whatsoever.

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WHEREAS the Purchaser being in need of many a plot of land for his Residential-cum-Commercial purpose has accepted the said offer of the Seller and has agreed to purchase the said land measuring 9 Kathas 5 Chhatak more fully described i the Schedule below, for the sum of %. 16,763/- (Rupses Sixtee Thousand Seven Hundred Sixty Three) only, free from all encumbrances whatsoever.

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WHEREAS the feller has accepted the price so offered by the Purchaser as fair and reasonable in view of the prevailing highest market price of land and has agreed to sell the sind said land more fully described in the Schedule below for the sum of B. 16,763/- (Rupees Sixteen Thousand Eaven Mundred Six Three) only, free from all encumbrances whatsoever, unto the purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS INDESTURE WITNESSTEE, that in pursuance of the said offer and acceptance and also in consideration for t sum of Ps. 15,763/- (Rupees Sixteen Thousand Seven Hundred Eix Three) only, paid in cash by the Purchaser to the Seller Other receipt whereof the Seller does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof).

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fer unto the Purchaser the said land hereby sold fully described in the Schedule below free from all encumbrances and make over possession thereof together with wall rights, liberties, privileges, easements, appendices, appurtenances belonging to or in any way appertaining to the said land as the absolute estate a all the rights, title and interest of the Seller into or upon the said land hereby sold TO HAVS AND TO HOLD the same subject to the payment or rent payable to the Landlord the Govt. of West Bengal.

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It is further covenant that there exists no charge, mortgage, attachment or any other encumbrances on the said lan contd....6

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hereby transferred or any part thereofrat the date of these present and in case of discovery of any such charge, mortgage, attachment any other encumbrances whatsoever the Seller shall be liable to compensate the Purchaser adequately for any loss that the Purchaser shall have to suffer in consequence thereof.

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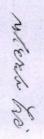
The Seller further covenant that all rents and public charges payable by the Seller for the said land hereby sold that have been paid by the Seller and in case if it transpires otherwise the Seller shall be liable to indomnify the Purchaser for any loss resulting therefrom.

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The feller further declares that if the Purchaser is deprived of possession or of the said land or any part thereof for the defect of title of the Seller shall be liable to compensate the Purchaser or to return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation or dispossession.

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-d into any contract with any other person for sale, transfer or mortgage of the said land hereby sold or any part thereof and there exists no charge, mortgage, attachment, sale or transfer at the dat of these presents and if any recitals made herein are proved to be false the seller shall be liable to compensate the Purchaser adequately for the loss to be sustained by the Purchaser in consequence thereof.





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SCHEDULE OF LAND

All that piece or percel of Homestead raigyti Homestead land measu ing 9 (Nins) Kathas 5 (Five) Chhatak or 0.1536 acres et an annualz rant of %. 0.50 paise only, apportaining to and forming part of 19.35 acres of land at an annual rant of 3. 50/- only, the proportionate rent for the demised plot ask of land is payable to the Land lord the Govt, of West Bengal, represented by the B. L. & L. R. O. Rajganj, situated within Paragana Baikunthapur, Mouza Dabgram, J. L. No. 2, P. S. Bhaktinagar, Dist. Jalpaiguri, appartaining to R. S. Kha tian No. 634 (Six Hundred Thirty Four), Sheet No. 4 (Four), comprising of Plot No. 25 (Twenty Five), measuring 5.81 acres of land out of that measuring 9 Kathas 5 Chhatak or 0.1536 acres of land is hereby sold and the sold land is bounded as follows:-

North : Land of Sarat Roy & Others

South : Land of Saller

: Land of Biswanath Agarwala purchased today

: Land of Arun Kumar Agarwala purchased today.

IN MITNESS WHEREOF, the Seller put his signature on this Deed on the day, month and year first above written.

WITNESSES:-

1. wit: Stand she

Sel Swish ch Achi Kwny Daed Writer, Jalpaiguri,

Typad by ma,

(Sujoy Kunger Kunda)

Typist, Jalpaiguri.