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1991

Budhir Krishna Dey
Contingent Party
Rajit Kumar Ar

DEED OF CONVEYANCE

Deed of Conveyance:
Land : 1.26 Acres,
Price : Rs.45,000/-,
Mouza : Panchanoi,
P.S. : Siliguri.

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S/O S.K.K. R. Agarwal
 Bhanu Singh
 2553
 S/O S.K.K. R. Agarwal
 Bhanu Singh
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S/O S.K.K. R. Agarwal
 Bhanu Singh
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 S/O S.K.K. R. Agarwal
 Bhanu Singh
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S/O S.K.K. R. Agarwal
 Bhanu Singh
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 S/O S.K.K. R. Agarwal
 Bhanu Singh
 2552

16/3/91

Bhanu Singh
 S/O S.K.K. R. Agarwal

2000Rs.



Budhir Krishna Poy.
Conveying part
Ranjit Kaur B.

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THIS DEED OF CONVEYANCE is made on this the
25th day of March, 1991.

B E T W E E N

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A N D

SRI SUDHIR KRISHNA DEY son of Late Gopal Chandra
 Dey, by caste Hindu, by profession business,
 resident of Bhaktinagar(N.J.P.), District
 Jalpaiguri, hereinafter called the "V E N D O R"
 (which expression shall mean and include unless
 otherwise excluded by or repugnant to the context
 his heirs, executors, administrators, representatives
 and assigns) of the ONE PART.

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Sudhir Krishna Dey.
Contributing Party
Ranvir Kumar Dey



500RS.

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Sachin Krishna Dey
 Confirming Party
 Ranjit Kumar Dey

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SRI ONKARMAI PODDAR S/O Baijnath Poddar, by caste Hindu, by profession business, resident of Sevoke Road, P.O. & P.S. SILIGURI, District Darjeeling, West Bengal, hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART.

A N D

SRI RANJIT KUMAR DEY S/O Late Gopal Ch. Dey, Hindu by caste, resident of Bhaktinagar (NJP), Dt. Jalpaiguri, hereinafter called the CONFIRMING PARTY.

WHEREAS the Vendor is the absolute owner and in possession of the 1.26 acres one acres twenty six decimal of land as fully described in the schedule below having permanent heritable and transferrable right, title and interest by virtue of purchase for valuable consideration from Sri Dipankar Sarkar S/O Late Sachindra Nath Sarkar of M.N.Sarkar Road, P.O. Siliguri per Deed of Sale executed on 9th day of April, 1986 and registered on 9.4.86 in the office of the Sub-registrar, Siliguri under Deed No. 2817/26 10 dt. 9th April, 1986.

A N D

WHEREAS the Vendor, being in need of Money for utilising the same in some lucrative enterprises, has firmly and finally decided to sell and has also offered for sale his said below scheduled land disclosing the

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NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer and in consideration of the sum of Rs.45,000/- (Rupees forty five thousand) only paid by the Purchaser to the Vendor in cash (the receipt whereof the Vendor does hereby acknowledge as having received as price of the said below-scheduled land in full and whatsoever.

WHEREAS the Vendor, considering the price so offered by the Purchaser, as fair, reasonable and highest in the prevailing market, has also firmly and finally agreed to sell his said below-scheduled land, to the Purchaser, at or for the price of Rs.45,000/- (Rupees forty five thousand) only free from all encumbrances and charges

A N D

WHEREAS Purchaser, relying on the aforesaid statements of the Vendor, has also agreed to purchase the said below scheduled land of the Vendor, at or for the price of Rs.45,000/- (Rupees forty five thousand) only, free from all encumbrances and charges whatsoever.

A N D

aforesaid facts and declaring the said below-scheduled land free from all encumbrances and charges whatsoever.

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Sudhir Prakash Dey
Controlling Party
Ranjit Kumar Dey

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Sudhir Prishna Dey.
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the Vendor also grants full discharge to the Purchaser from the payment thereof), the Vendor DOTH hereby convey, assign sell and transfer absolutely and for ever his said below scheduled land together with all right, title, interest, hereditaments, liberties, easements, trees and fences etc. whatsoever in any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the Purchaser TO HAVE AND TO HOLD the same by the Purchaser as absolute owner thereof, peaceably and quietly, with permanent heritable and transferrable right, and without any claim, objection, interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of land revenue and other taxes to the Superior Landlord - now the Govt. of West Bengal.

THE VENDOR declares that the interest which he professes to transfer hereby subsists as on the date of these presents, and that there exists no previous transfer, mortgage, contract for sale or otherwise by the Vendor in favour of any other party or person respecting the said below scheduled land or any part thereof, and that the property hereby transferred, expressed or intended so to be suffers from no defect of title, and that the recitals made hereinabove are all true, and in the event of any

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All that piece or parcel of land measuring 1.26 one acres and twenty six decimal of land comprised in Plot No. 258 and 348, recorded in Reversional Settlement Survey finally published Records of rights bearing Khatian No. 2/1 (two by one) of Mouza Panchanot, J.L.No.29, within the

SCHEDULE OF THE LAND SOLD BY THIS DEED :

therefrom. injury which the Purchaser may suffer or sustain resulting compensation to the Purchaser for any other loss or of of possession, and the Vendor shall also pay adequate per annum from the date of such deprivation of ownership together with an interest @ 18% (Rupees eighteen) per cent part of the consideration money as the case may be forthwith return to the Purchaser the full or proportionate land or any part thereof in future, then the Vendor shall ownership or of possession of the said below scheduled to be done by the Vendor, the Purchaser be deprived of for any defect of title or for any act done or suffered THE VENDOR further covenants with the Purchaser that if in consequence thereof, loss or injury which the Purchaser may suffer or sustain rectals and shall also be liable to make good the contrary is proved, the Vendor shall be liable for false

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Dr. H. S. Krishna Rao
Comptroller Genl
Ravi Kumar

*Budhir Koishak Doy.
Containing part
Rajit Kir B*

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jurisdiction of Police Station, Sub-Division & Sub-registry office Siliguri, Paragana Baikunthapur, Touzi No. 91, District Darjeeling out of the total land of 1.26 (one acres twenty six decimal) the land sold in Plot No. 258 is 1.23 one acres twenty three decimal and the area of land sold in Plot No. 348 is 0.03 zero point zero three acres or 3(three)decimals.

The Scheduled land is bounded as under :-

Plot No. 348 Area 0.03 acres A N D

Plot No. 258 Area 1.23 Acres

East :- Plot No. 347;

West :- Road;

North :- Plot No. 259;

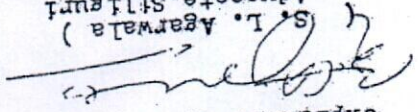
South :- Plot No. 427.

THE Proportionate rent payable for the land sold is Rs. 7.50 paisa or as decided by B.L.R.O. and the rent is payable to the Superior Landlord now the Govt. of West Bengal.

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S. L. Agarwala
Advocate & Notary
M. G. Road,
P.O. Silliguri Bazar.

(Regd. with Bar Council
of W. Bengal under No.
Advocate, Silliguri
S. L. Agarwala)
13/989/1974



Drafted, readover and
explained by me :

1. Praveen Agarwala
S/o S. L. Agarwala
Silliguri

WITNESSES :

IN WITNESS WHEREOF the Vendor in good health and
conscious mind, has set and subscribed his hand, on
this Deed of Covenance (Sale) , on the day, month
and year first above written.

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Sudhir Krishna Dey
Chairman Party
Ranvir Kumar Dey