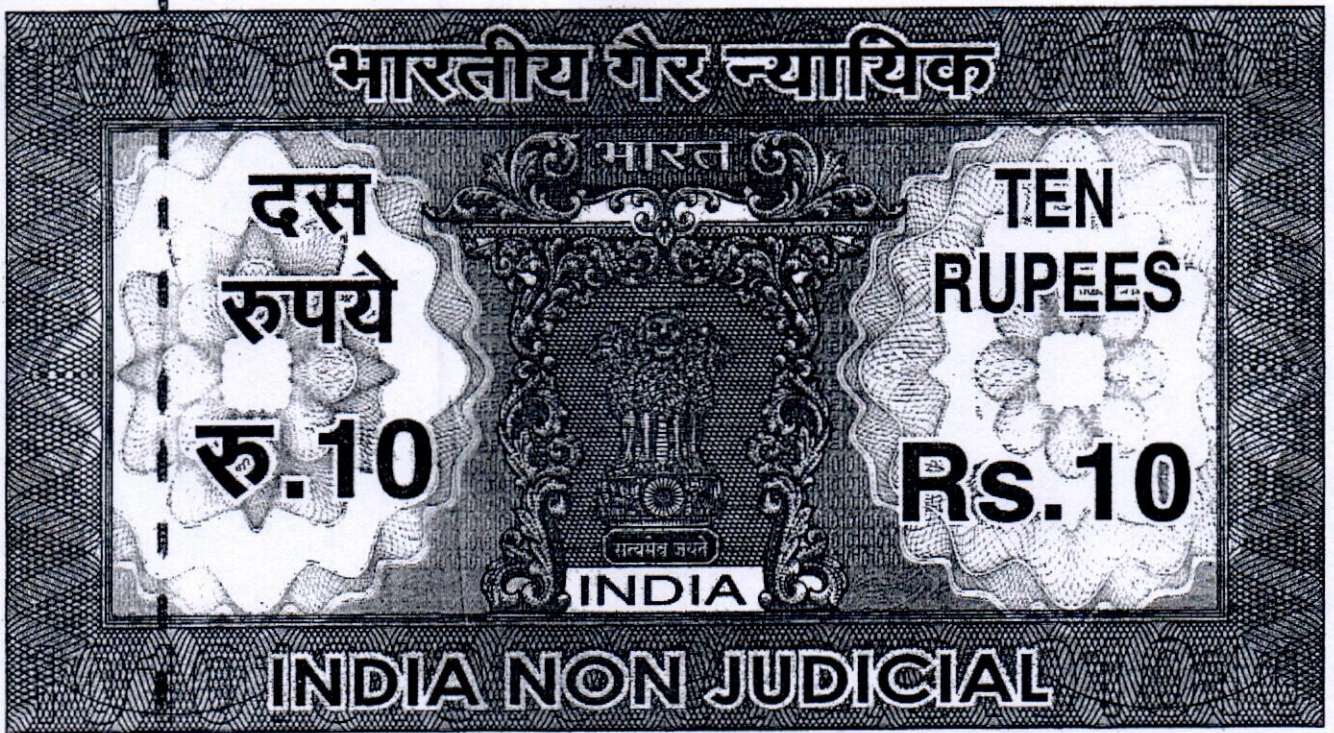


2749



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

74AA 758312

CERTIFIED COPY OF DOCUMENT NO. 2749

BOOK NO. 1 FOR YEAR 1991



JUDICIAL STAMP
No. 4539 Date 31/3/15
Mithun Bose
Sig. _____

Value for 10/- To Tej
Tannoy Roy
Govt. Stamp Vendor
Rudugra
Lic. No- 546/RM
077 Darjeeling

Stamp
Fee
Pages
20220260

18/2/15



[Signature]
Addl. Dist. Sub-Registrar
Siliguri, Darjeeling
18/2/15

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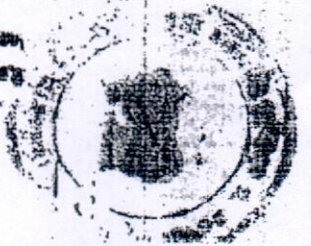
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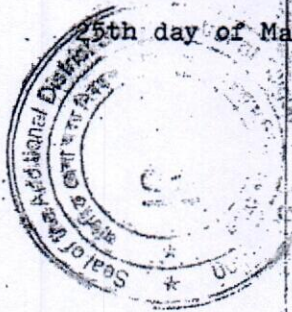
500Rs.



Suchir Krishna Dey,
Contingent Party
Ranvir Kaur &

- :: 2 :: -

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



B E T W E E N

Contd.....p/3

Sudhir Krishna Dey
Confirming Party
Ranjit Kumar Dey

- : 3 : -

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 "VENDOR" (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.

A N D

SRI PAWAN KUMAR AGARWALA S/O Sri Masanilal Agarwala, by caste Hindu, by profession business, resident of Sevoke Road, P.O. & P.S. Jalpaiguri, District Darjeeling, (W.B.), 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.

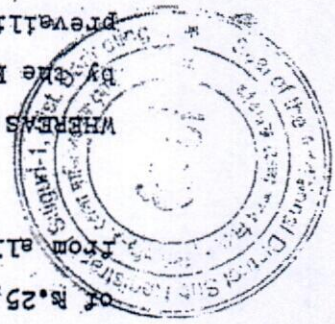
A N D

SRI RANJIT KUMAR DEY S/O Gopal Chandra 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 1.64 acres one acres sixty four decimal of land as fully described in the schedule

to sell his said below-scheduled land, to the Purchaser,
 prevailing market, has also finally and finally agreed
 by the Purchaser as fair, reasonable and highest in the
 WHEREAS the Vendor, considering the price so offered



A N D

from all encumbrances and charges whatsoever.
 of Rs.25,000/- (Rupees twenty five thousand) only, free
 below scheduled land of the Vendor, at or for the price
 of the Vendor, has also agreed to purchase the said
 Whereas Purchaser, relying on the aforesaid statements

A N D

from all encumbrances and charges whatsoever.
 facts and declaring the said below scheduled land free
 his said below scheduled land disclosing the aforesaid
 finally decided to sell and has also offered for sale
 the same in some lucrative and prices, has finally and
 WHEREAS the Vendor, being in need of money for utilizing

A N D

below having permanent heritable and transferable
 right, title and interest by virtue of purchase for
 valuable consideration from Sri Dipanker Sarker S/O
 Late Sachindra Nath Sarker of M.N. Sarker Road, P.O.
 Siltguri per Deed of Sale executed on 9th day of April,
 1986 and registered on 9.4.86 in the office of the
 Sub-registrar, Siltguri under Deed No. 2817 dt. 9th April,
 1986.

- :: 4 :: -

Sudhir Krishna Dey
Coordinating Party
Ranjit Kumar Dey

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Sudhir Krishna Dey.
Comptroller Genl
Revenue Kanpur

- :: 5 :: -

at or for the price of Rs.25,000/- (Rupees twenty five thousand only free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer and in consideration of the sum of Rs.25,000/- (Rupees twenty five thousand) only paid by the Purchaser to the Vendor in cash (the receipt whereof the Vendor does hereby acknowledge ~~xxx~~ as having received as price of the said below scheduled land in full and the Vendor also grants full discharge to the Purchaser from the payment thereof) the Vendor DOETH hereby convey, assign sell and transfer absolutely and for ever his said below ~~xxx~~ scheduled land together with all right, title, interest, hereditament, 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.



Contd.....p/6



Contd.....p/7

then the Vendor shall forthwith return to the Purchaser below scheduled land or any part thereof in future, deprived of ownership or possession of the said land or any part thereof, the Vendor, the Purchaser be suffered to be done by the Vendor, the Purchaser be for any defect of title or for any ~~act done~~ act done or THE VENDTOR further covenants with the Purchaser that it sustain in consequence thereof.

the loss or injury which the Purchaser may suffer on false recitals and shall also be liable to make good contrary is proved, the Vendor shall be liable for made hereinabove are all true and in the event of any be suffers from no defect of title, and that the recitals be properly hereby transferred, expressed or intended so to below scheduled land or any part thereof, and that the favour of any other party or person respecting the said mortgage, contract for sale or otherwise by the Vendor in presents, and that there exists no previous transfer, to transfer hereby subsists as on the date of these THE VENDTOR declares that the interest which he professes to the Superior Landlord - now the Govt. of West Bengal. subject to the payment of Land revenue and other taxes.

- 11 6 11 -

Radhika Krishna Dey.
Contracting Party
Ranbir Kumar

Ladha Krishna Dey
 Combrin, 1st
 Raipet Km 87

- 37 -

the full or proportionate part of the consideration money, as the case may be together with an interest @15% per annum from the date of such deprivation of ownership or of possession, and the Vendor shall also pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

: Schedule of the Land sold by this Deed :

All that piece or parcel of land measuring 1.64 one acre and sixty four decimal of land comprised in Plot No. 259 and recorded in Revisional Settlement Survey finally published Records of rights bearing Khataba No. 2/1 (two by one) of Mouza Panamanoi, J.L.NO. 29, within the jurisdiction of Police Station, Sub-division of the registry office Siliguri, Paragana Baikunthapur, Touzi No. 91, District Darjeeling.

The scheduled land is bounded as under :-

Plot No. 259 (Part) 1.64

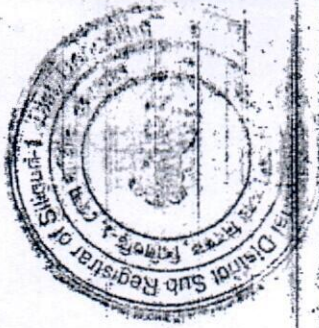
East : Part of Plot No. 259 now sold to B.R. Agarwala,

West : Plot No. 248 then Rail line;

North : Plot No. 260,

South : Plot No. 258.

.....p/8



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

(Regd. with Bar Council
of W. Bengal under No. 159/1974)

S. L. AGARWALA
Advocate, SILLIGURI.

Drafted, readover and
explained by me :

2. Bhoomdeo Agarwal
S/O Mr. K. R. Agarwal
Silliguri
1. Kanti Kumar
S/O Late Gopal Chandra
Silliguri
Witnesses :

Written.

It is witnessed that the Vendor in good health and conscious
mind, has set and subscribed his hand, on this Deed of
Conveyance (Sale) on the day, month, and year first above

West Bengal.

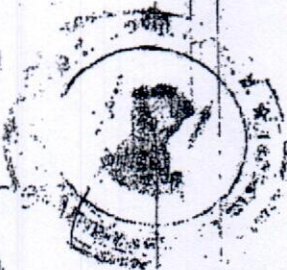
It is payable to the Superior landlord now the Govt. of
Rs. 4.50 paise or as decided by B.L.R.O. and the rent
The proportionate rent payable for the land sold is

Sudhir Krishna Dey
Ranjit Kumar

190 1 60 1.7
2749

91

10.9.79



Handwritten signature and date: 15/10/79



DEED C
Land :
Price
Mouza
P.S.

True Copy
Arbun
Addl. Dist. Sub-Registrar
Siliguri-1, Dist. Darjeeling

Copied By Compered By

