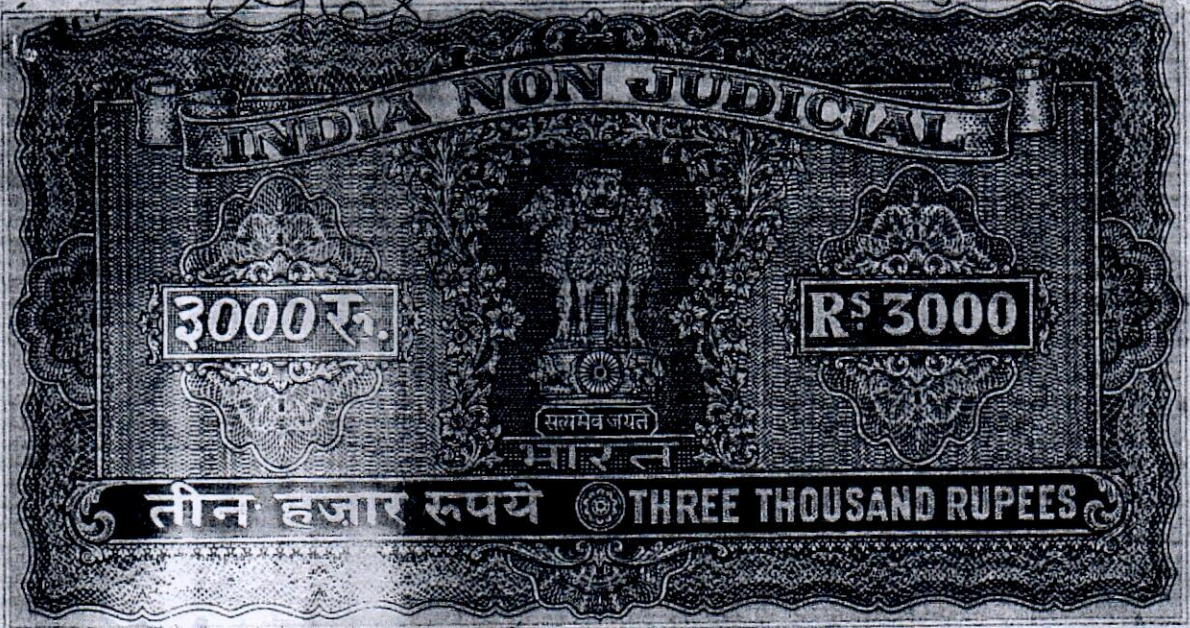


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U-2157 3000Rs



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375-75

375-75 29391

Stamp: For every stamp of 10 paise value 10 paise shall be added for every 100 paise of stamp value and so on. The stamp duty is payable on the value of the property transferred.

23

A 374

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Receipt-Kur An

concerning Party

Sudhir Krishna Dey

DEED OF CONVEYANCE

DEED OF CONVEYANCE:
Land : 2.53 Acres,
Price : ₹. 35,000/-,
Mouza : Langhenoi,
P.S. : Siliguri.

Sunlight Trade. Com

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2982

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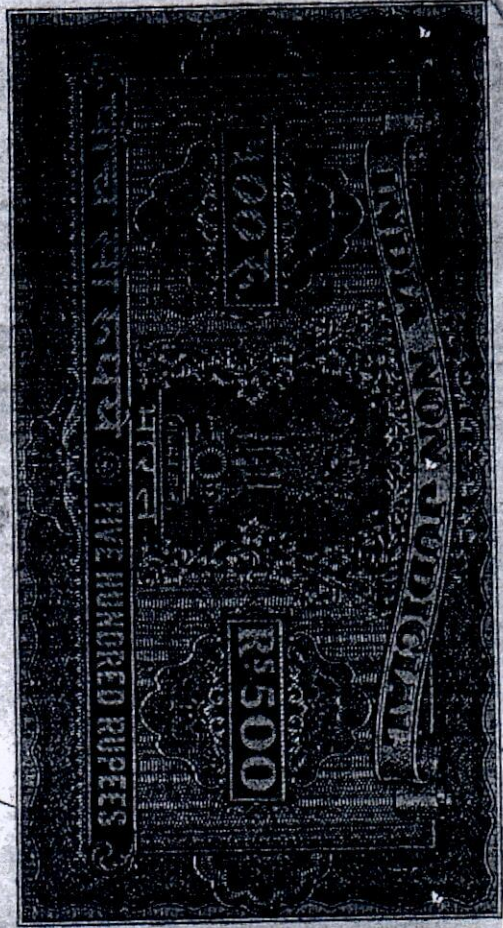
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Ranjit Kuz &
Company Party
Sachin Krishna Day.

THIS DIED ON GOVERNMENT
25th day of March 19

B E Q M S E M

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3
4

Delivered

James Agardal

H. J. P. Stamp Co.

J. P. 91

91

- :: 3 :: -

Ranjit Kumar Dey
Confirming Party
Sudhir Krishna Dey.

SRI BHIMRAJ AGARWALA son of Sri Khyaliram Agarwala, by caste Hindu, by profession business, resident of P.O. & P.S. Siliguri, Dist. Darjeeling, West Bengal, hereinafter called the "PURCHASER" (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 RANJIT KUMAR DEY son of Gopal Chandra Dey, by caste Hindu, by profession business, resident of Bhaktinagar, N.J.P., Dt. Jalpaiguri, hereinafter called the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successor legal representatives, administrators and assigns) of the OTHER PART.

A N D

SRI SUDHIR KRISHNA 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 2.63 two acres and sixty three 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 Radheshyam Sharma S/O Sri Banarashi Lal Sharma of Church Road, P.O. SILIGURI

Ranjit Kumar
 Combering party
 Suddha Prishna dey.

- :: 4 :: -

per deed of sale executed on 9.4.86 and registered on 9.4.86 in the office of the Sub-registrar, Siliguri under Deed No. 2816 for the year 1986.
 2609

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

A N D

WHEREAS purchaser, relying on the aforesaid statements of the ~~Vendor~~ Vendor, has also agreed to purchase the said below scheduled land of the Vendor, at or for the price of Rs.35,000/- (Rupees Thirty five thousand) only, free from all encumbrances and charges whatsoever.

A N D

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.35,000/- (Thirty five thousand) only, free from all enumbances and chages whatsoever.

Contd.....p/5

Rajit Kumar
 Anirban
 Sankar Prasad Roy

- :: 5 :: -

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer and in consideration of the sum of Rs.35,000/- (Rupees thirty 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 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 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 permash 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

Contd.,...p/6.

- :: 6 :: -

Ranjit Kumar Singh
 Ambrosingh Bhaty
 Sankar Krishna Dev.

in favour of any other party or person respecting the below scheduled land or any part thereof, and that the property hereby transferred, expressed or intended to be suffers from no defect of title, and that the recitals made hereinabove are all true, and in the event the contrary is proved, the Vendor shall be liable for the recitals and shall also be liable to make good the loss or injury which the Purchaser may suffer or sustain in consequence thereof.

The VENDOR further covenants with the Purchaser that if any defect of title or for any act done or suffered or done by the Vendor, the Purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof in future, then the Vendor shall with return to the Purchaser the full or proportionate consideration money as the case may be together with an interest @ 18% (rupees eighteen per centum) from the date of such deprivation of ownership or 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 result therefrom.

Contd.....p/7

Receipt Km by
 Containing Party
 Sachir Krishna Dey

- :: 7 :: -

SCHEDULE OF THE LAND SOLD BY THIS DEED :

A piece or parcel of land measuring 0.50 zero
 fifty decimal out 2.14 two acres fourteen/decimal
 in Plot No. 259, and 2.13 acres two acres thirteen decimal
 comprised in Plot No. 260, recorded in Revisional
 Survey Surveys Finally Published Records of rights
 Khattian No. 2/1 (two by one) of Mouza Panchanoi,
 within the jurisdiction of Police Station,
 & Sub-registry office Siliguri, Pargana
 Touzi No. 91, District Darjeeling. The land
 is sold as follows :-

Plot No. 259 - 0.50 decimals

Plot No. 347 ;

Plot No. 259 (Part) now sold to Pawan Kr. Agarwal

Plot No. 261 ;

Plot No. 258.

Plot No. 260 -

Plot No. 345 & 346 ;

Plot No. 262 ;

Plot No. 261 ;

Plot No. 259.

Proportionate rent payable for the land sold is
 to be paid in paise or as decided by B.L.R.O. and ~~tax~~ the
 payable to the Superior Landlord now the Govt.
 West Bengal.

Contd.....p/8

*Ranjit Kumar Das
Contesting Party
Sudhir Karmakar Dey.*

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WHEREOF the Vendor in good health and
sound mind, has set and subscribed his hand, on
the date of Conveyance (Sale), on the day, month and
year above written.

Drafted, read over and explained
by me :

[Signature]
S. L. Agarwala)
Advocate, Siliguri.
(Regd. with Bar Council of W. Bengal
under No. WB/489/1974)

*Advocate
Siliguri*

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