

2816 dt 9.4.86
2609

↑ - 2609

5RS



certified copy document - No 2609 Beroon
No I for 1986.

H.B. 9-20P
No - 2609
Stamp Rs 500/- + 200/- + 200/-
Sheet 3 only.

Admissible under rule 21 duty stamped
for ex... stamp duty
or... module 1 No

Fee Paid Rs 143.00
1.80
144.80

P/see 4/50 cfs.

Presented for Registration at 11-30 AM
9/6 April 86 P.M. on the
Sub-Reg. (S/Reg.)
By Rakeshhyam Sharma

Rakeshhyam Sharma

Sd/- D. L. Yalmo
Sub-Registrar.
9.4.86

Sd/- D. L. Yalmo
Sub-Registrar.
9.4.86

5200
21.4.86
Shri. Ranjit Kumar Das
Siliguri
By _____

Execution is admitted
Radjayshyan Sharma
Banatashilal Sharma
Chugh Road - Siliguri

District _____
Caste ... Hindu
By Profession ... Business

3490
Radjayshyan Sharma

Identified by
Khagendra Chandre Paul
Advocate
Siliguri

By Profession _____

Khagendra Chandre Paul
Advocate, Siliguri

sd/ D. L. Yolmo
Sub-Registrar
SILIGURI

9.4.86



2816
2609 dt. 9.6.

Sof. Radheshyam Sharma

DEED OF CONVEYANCE (SALE)

This Indenture is made on the 9th day of April 1986.

Between

Land: 2.90-Acre.
Price: Rs. 14,000/-
Mouza: Panchanoi, T.L.No. 29.
P.S.: Siliguri.

Shri. Ranjit Kumar Day, son of Sri. Gopal Chandra Day,
by religion Hindu, by occupation Business, residing at
Bhaktinagar, N.P., P.O. Rajgani, Dt. Jalpaiguri, hereinafter
called the "PURCHASER" (which expression shall mean &
include unless excluded by or repugnant to the context
his heirs, executors, successors, legal representatives,
administrators and assigns) of the ONE PART.

(contd. to 2)

(contd. to 3)

OTHER PARTS

legal representatives, administrators and assigns) of the
reputant to the extent his heirs, executors, administrators,
expression shall mean and include unless excluded by or
otherwise defined hereinafter as the "VENDOR" (which
Church Road in the town of Silliguri, P.O. & P.S. Silliguri,
by religion Hindu, by occupation Business, residing at
Bhri-Rachheshwar Shastri, son of Sri. Hanagarshi Lal Shastri,

A N D

Page 2.

557. Rasleyshyan Shono

Page 3.

Sd/- Rakesh Shyam Sharma

WHEREAS the vendor hereof is the absolute owner in sixteen annas share and in exclusive khas and physical possession of ALL that piece or parcel of land measuring 2.90 two acres ninety decimals as fully described in the SCHEDULE appended below (hereinafter referred to as "THE BELOWSCHEDULED LAND" for the sake of brevity) having permanent heritable and transferable right, title & interest therein, by virtue of purchase for valuable consideration from Sri. Ramji Ram, son of late Srikishan Ram of Burdwan Road, Mahanandapara, Siliguri, per Deed of Sale executed on 29.1.1979 and registered on 15.2.1979 in the office of the Sub-Registrar, Siliguri, in Book No.1, Volume No.35, Pages 107 to 112, Being Document No.977 for the year 1979.

(contd. to 4)

(contd. to 5)

of the aforesaid offer, acceptance and in consideration of the sum of Rs. 14,000/- Rupees fourteen thousand only paid by the purchaser in two instalments i.e. Rs. 10,000/- Rupees Ten

NOW THIS INSTRUMENT OF SALE WITNESSETH that in pursuance from all encumbrances & charges whatsoever.

price of Rs. 14,000/- (Rupees fourteen thousand) only, free -- said below-scheduled land, to the purchaser, at or for the ing market, has also firmly and finally agreed to sell his the purchaser as fair, reasonable and highest in the prevail. WHEREAS the vendor, considering the price so offered by

AND

encumbrances & charges whatsoever. Rs. 14,000/- (Rupees fourteen thousand) only, free from all -- scheduled land of the vendor, at or for the price of -- of the vendor, has also agreed to purchase the said below -- WHEREAS purchaser, relying on the aforesaid statements

AND

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

AND

509 Radday Shyam
Sharma



Sd/- Radleyshy m
Shane.

Thousand only paid on 29.3.1986 and Rs.4000/-Rupees Four thousand only paid on this date of execution of these presents to the vendor in cash the receipt whereof the vendor does hereby acknowledge as having received as the 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, a sell and transfer absolutely and for ever his said be' 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 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 taxes to the ~~landlord~~ landlord - now the Govt. of West Bengal.

The vendor declares that the interest which he passes to transfer hereby -subsists as on the date of these presents, and that there exists no previous transf mortgage, contract for sale or otherwise by the vendor favour of any other party or person respecting the

(con)

(contd. to 6)

ALL THAT PLOT OR PARCELS OF LAND MEASURING 2.90 TWO SQUARE
THIRTY DECATAS OUT OF LAND MEASURING 8.70 EIGHT-ACRES
SEVENTY DECATAS COMPRISED PLOT NO. 258 (TWO HUNDRED FIFTY
EIGHT) WITH AN AREA OF 1.23 ONE ACRE TWENTY THREE DECATAS

1. RIGHTS OF THE PURCHASER BY THIS DEED

the purchaser shall pay or suffer or sustain resulting therefrom,
tion to the purchaser for any other loss or injury which
possession, and the vendor shall also pay adequate compensation
annum from the date of such deprivation of ownership or
with an interest @ 3.18% (Rupees Eighteen per cent) per
part of the consideration money as the case may be together
forthwith return to the purchaser the full or proportional
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
it for any defect of title or for any act done or suffered
The vendor further covenants with the purchaser that

guarance thereof.

injury which the purchaser may suffer or sustain in co
rectals and shall also be liable to make good the loss c
contrary is proved, the vendor shall be liable for false
made heretofore - are all true, and in the event of any --
be - suffers from no defect of title, and that the rectals
property hereby transferred, expressed or intended so to
below-scheduled land or any part thereof, and that the

*Sh. Raddy Shyam
Sh. cane*

Sd/- Radey Shyam
Sharma

Plot No. 259 (two hundred fifty nine) with an area of 2.14 -- two acres fourteen decimals, Plot No. 260 (two hundred sixty) with an area of 2.13 two acres thirteen decimals, Plot No. 261 (two hundred sixty one) with an area of 3.17 three acres seventeen decimals and Plot No. 348 (three hundred forty eight) with an area of 0.03 three decimals, recorded in Revisional Settlement Survey's Finally Published Record-of-Rights --- bearing Khatian No. 2/1 (two -by -one) of Mouza -Panchaneli, J.L.No. 29, within the jurisdiction of Police Station, Sub-division and Sub-Registry office Siliguri, Paragana -Pathar-ghata, Touzi No. 91, Dt. Darjeeling, being the Southern portion of the said total land -is sold by this Deed.

Proportionate yearly rent for the land hereby sold is Rs. 12.10 payable to the superior landlord -now the Government of West Bengal.

There was/is no Bargadar or sharecropper on the said Land hereby sold.

IN WITNESS WHEREOF 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 written.

(contd. to 7)

Rudhy Shyam
Sharma

Drafted, read over and explained
by me.

Sr Utpal Ranjan Sarkar

(Utpal Ranjan Sarkar)
Advocate, Siliguri.

(Regd. with Bar Council of W. Bengal
under No. WB/161/1965).

Witnesses

- 1) Khageshwar Chandra Paul
Advocate - Siliguri
- 2) Sujit Chakraborty
Siliguri

Typed by me :

Sr Sovananda Das

(Sovananda Das)
Bakimpura East, Siliguri.

No 19 Dated 4.4.86 sold to: Sr Ranjit Kumar Dept of
New Jalpaiguri N. J stamps were Rs 900/- issued to him Sign
in illegible 4.4.86 Stamp Asslt Siliguri Treasury. No 19
Dated 4.4.86 sold to: Sr Ranjit Kumar Dept of New Jal
paiguri N. J stamps were Rs 900/- issued to him
Sign in illegible 4.4.86 Stamp Asslt Siliguri Treasury.
No 19 Dated 4.4.86 sold to: Sr Ranjit Kumar
Dept of New Jalpaiguri N. J stamps were Rs 900/-
issued to him Sign in illegible 4.4.86 Stamp Asslt
Siliguri Treasury

(Copied)
Swapna Biswas
27-5-86

Rudhy
Shuman Bose
27.5.86

Company
Jayaram
27.5.86

~~_____~~
~~_____~~
~~_____~~
27.5.86