

2968

198

2750 3000Rs.



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35000

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Stamp text: This stamp is valid for use in India only. It is not valid for use in any other country. It is not valid for use in any other country. It is not valid for use in any other country.

Right-Kur
concerning party
Sudhir Krishna Dey

0.4.80 293791

DEED OF CONVEYANCE

DEED OF CONVEYANCE:
Land : 2.63 Acres,
Price : Rs.35,000/-,
Mouza : Panchanoi,
P.S. : Siliguri.

Sunlight Trade Com



266

2516
Bhimraj Agardal
M. I. C. P. Stamp
3500

20/3/91
Stamp and Seal
Subpost Office

11:30 A.M.

2516
March 21
by All India
one of the
or claimed under a
No.
Cated by
Signature

Ranjit Kumar Das
2983

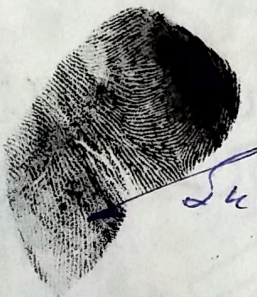
1) Ranjit 19. Day
2) Sudhir Krishna Day
S. Gopal Das
N.J.P.
Bhaktinagar
Jalpaiguri
Burdwan
Burdwan



Ranjit Kumar Das

2982

R. Chakraborty



Sudhir Krishna Day

Adrauli

Identified by
R. Chakraborty
Adrauli

Adrauli



Ranjit Kumar Dey
 conveying party
 Sachin Krishna Dey.

- :: 2 :: -

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

B E T W E E N

- :: 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 "V E N D O R" (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 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



1600

1600

Ranjit Kumar D
 confirming party
 Sudhir Mishra 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.



1500

Ranjit Kumar De
 Comptroller
 Sudhir Krishna 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 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



16/11/21

Sub-Registered
MUMBAI

Ranjit Kumar Singh
 Comprising Party
 Suckir Krishna Day.

- :: 6 :: -

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~~ contrary is proved, the Vendor shall be liable for false recitals and shall also be liable to make good the the loss or injury which the Purchaser may suffer or sustain in consequence thereof.

THE VENDOR further covenants with the Purchaser that if for any defect of title or for any act done or suffered to be 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 forthwith return to the Purchaser the full or proportionat part of the consideration money as the case may be together with an interest @ 18% (rupees eighteen per cent) 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.

Contd.....p/7



25-3-91

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
KARNATAKA GOVT

Ravjit-Kumar
 Controlling Party
 Sushir Krishna Dey

- :: 7 :: -

: SCHEDULE OF THE LAND SOLD BY THIS DEED :

ALL that piece or parcel of land measuring 0.50 zero point fifty decimal out 2.14 two acres fourteen/decimal comprised in Plot No. 259, and 2.13 acres two acres thirteen decimal comprised in Plot No. 260, recorded in Revisional Settlement Surveys Finally Published Records of rights bearing Khatian No. 2/1 (two by one) of Mouza Panchanoi, J.L.No.29, within the jurisdiction of Police Station, Sub-division & Sub-registry office Siliguri, Pargana Patharghata, Touzi No. 91, District Darjeeling. The land is bounded as follows :-

Plot No. 259 - 0.50 decimals

East : Plot No. 347 ;

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

North : Plot No. 261 ;

South : Plot No. 258.

Plot No. 260 -

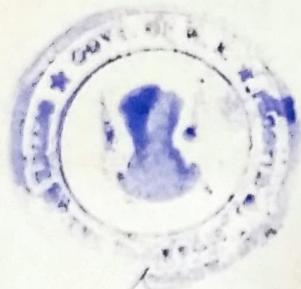
East : Plot No. 345 & 346 ;

West : Plot No. 262 ;

North : Plot No. 261 ;

South : Plot No. 259.

The Proportionate rent payable for the land sold is Rs. 7.20 paisa or as decided by B.L.R.O. and ~~for~~ the rent is payable to the Superior Landlord now the Govt. of ~~West Bengal~~ West Bengal.



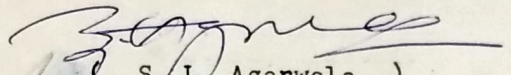
16.05.91
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು

- :: 8 :: -

Ranjit Kumar
 Chatterjee
 Sudhir Krishna Dey.

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.

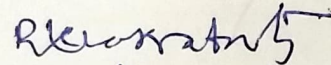
Drafted, read over and explained by me :



S. L. Agarwala)
 Advocate, Siliguri.

(Regd. with Bar Council of W. Bengal under No. WB/489/1974).

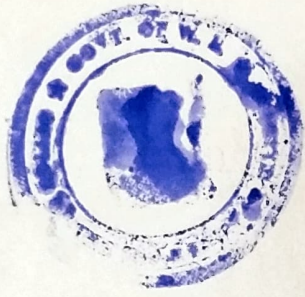
Witnesses :

1. 
 Advocate
 Siliguri

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

2.

Book No. 1
Volume No. 60
Pages 198...To... 209
Being No. 2750
For the year..... 1911



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2773-91
Sub-Registrar
SINGUR

10.4.96

Sub-Registrar
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