

18,000/-
for katha.

25/4/97

23
A 154-000
Pbe 4.50 in. egs

600/-
2015797
498601

31.05.99
विश्वनाथ

:: DEED OF SALE ::

THIS DEED OF SALE IS MADE THIS THE 23RD DAY OF
APRIL, 1997

BETWEEN

Price:- 15,000/-
Area :- 11 Kathas
Mouza-Rupsingh
J.L.No.Old 91, New 95
P.S. Naxalbari
Dist:- Darjeeling

under rule 21 guly...
at an amt from of doc...
under the Indian...
399 schedule IA...
Tax Paid A 132.000

27000/-
15000/-
12000/-

Adl. Dist. Sub-Registrar
Siliguri. Dist. Garoalins
31.05.99

Continued to page 2

D.K. Wandi
Adv.

132
31.5.99

2432

24437

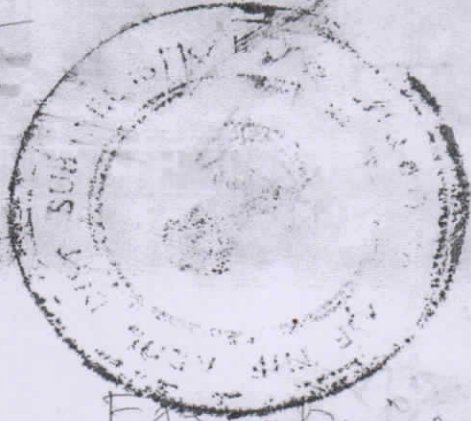
Shiba Prasad Dutt

Bejoga

74

Secidena + (b)

Presented for Registration on 23rd day of April 1997 at Siliguri Sub-Registrar Office by Bisade Ray EXECUTANT/CLAIMANT/ATTORNEY.



বিসাদে রায়

ADD. Dist. Sub-Registrar
Siliguri, West Bengal
23-4-97



2736

বিসাদে রায়

Executed by
Bisade Ray
S/o Late Abhaynath Ray
P. S. ... N. ...
Dist Darjeeling/Jalpaiguri
by Caste ...
Profession ...

Sudhir Ch Ray
S/o Late ...
Rabin Das Nages
P.S. Siliguri
Dist Darjeeling

Sudhir Ch. Ray
S/o Late ...
P. S. ...
Dist Darjeeling/Jalpaiguri
by Caste ...
Profession ...

ADD. Dist. Sub-Registrar
Siliguri, West Bengal
23-4-97

Page No. 2

B E T W E E N

15/12/2012
D.K. WANDS

SRI SHIBA PRASAD DUTTA, S/O Sri Amarendra Nath Dutta, Hindu by religion, business by occupation, resident of Airport More, P.O. Bagdogra, P.S. Naxalbari, Dist :- Darjeeling, 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 ONE PART.

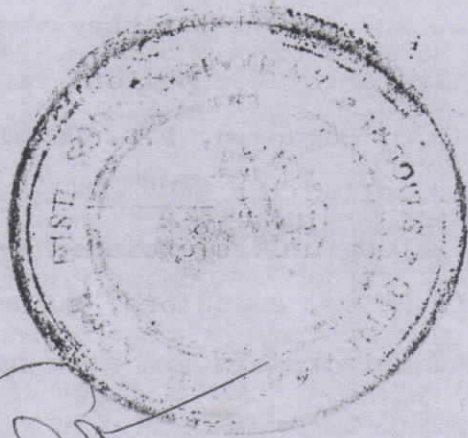
A N D

SRI BISHADU ROY, S/O late Abhay Nath Roy, Hindu by religion, cultivator by occupation, resident of Rupsingh Jote, Gosaipur, P.O. Bagdogra, P.S. Naxalbari, Dist:- Darjeeling, hereinafter called the "VENDOR" (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.

WHEREAS the Vendor is the sole and absolute owner of homestead land measuring $1\frac{1}{2}$ kathas situated within Mouza - Rupsingh, Paragama - Patharghata, P.S. Naxalbari, Dist:- Darjeeling, Plot No. Old 481, New 626, Khatian No. Old 48, New 76, J.L. No. 91 fully described in the schedule below and he has got right, title and interest having permanent, heritable and transferrable interest therein and the said land is in khas, actual and physical possession of the Vendor at the date of these presents.

D.K. Wands.
Admr

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Page No. 3

13/12/2015

A N D

WHEREAS the VENDOR, being in need of money for his own developmental plans, has firmly and finally decided to sell and has also offered for sale his said land measuring 1½ kathas disclosing the aforesaid facts relating to the said land fully described in the SCHEDULE below and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the PURCHASER, relying on the aforesaid statements of the Vendor, has agreed to purchase ALL THAT PIECE OR PARCEL of land measuring 1½ kathas as fully described in the SCHEDULE appended below at or for the price of Rs.15,000/- (fifteen thousands) only free from all encumbrances and charges whatsoever.

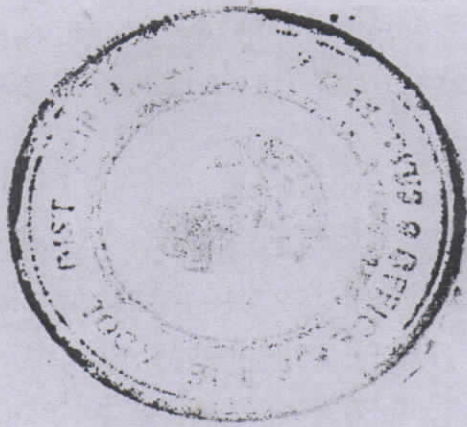
A N D

WHEREAS the Vendor, considering the price so offered by the purchaser as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell his said below schedule land to the Purchaser at or for the price of Rs. 15,000/- (fifteen thousands) only, free from all encumbrances and charges whatsoever.

NOW the aforesaid land is transferred unto the Purchaser in the manner as appearing hereinafter.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and consideration of the sum of Rs.15,000/- (fifteen thousands) only paid by the Purchaser this day to the Vendor in cash (the receipt whereof the Vendor does hereby acknowledge as having received and the Vendor

D. K. W. and
A. H.



Adm. Div. 3rd-Regiment
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15/12/2017

also grants full discharge to the Purchaser from the payment thereof), the Vendor DOTH hereby convey, assign, sell and transfer his said below schedule land together with all his right, title, interest, hereditaments, liberties, etc. whatsoever in any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the Purchaser absolutely and for ever TO HAVE AND TO HOLD the same as an absolute estate by the Purchaser as exclusive 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 and/or to such other Authority or Authorities as law may provide from time to time in future.

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, lease, contract for sale or otherwise by the Vendor in favour of any other person or party respecting the said below schedule 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 loss or injury which the Purchaser may suffer or sustain in consequence thereof.

D. K. Wandi
Adv

Continued to page 5



Asst. Dir. S&O-Regans
Siliguri, Dist. Darjeeling

14/11/2017

THE VENDOR further covenants with the Purchaser that if for any defect of title of the said below schedule land 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 schedule land or any part thereof in future, then the Vendor shall return to the Purchaser the full or proportionate part of the consideration money as the case may be together with an interest at the rate of rupees two percent per month, from the date of such deprivation of ownership or of possession and the Vendor shall further be liable to pay adequate compensation for any other loss or injury which the purchaser may suffer or sustain resulting therefrom.

SCHEDULE OF THE LAND

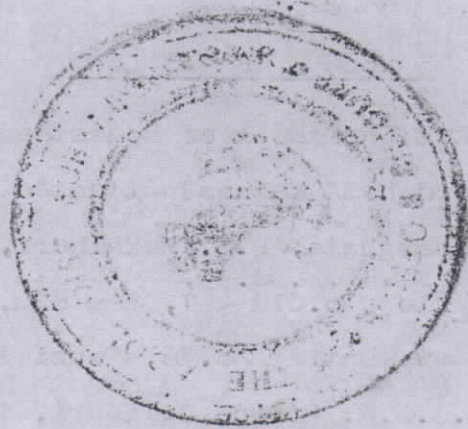
ALL THAT PIECE OR PARCEL of homestead land measuring 1½ kathas (one and half kathas) situated within Mouza-Rupsingh, Paragana-Patharghata, P.S. Naxalbari, Dist:- Darjeeling, Old J.L. No.91, ^{New J.L.No.95,} Plot No.Old 481, New 626, recorded in Khatian No.Old 48, New Khatian No.76, Touzi No.91, Sub Division - Siliguri, A.D.S.R. Office Siliguri, is hereby sold by the Vendor to the Purchaser.

The aforesaid sold land is butted and bounded as follows:-

- By the North :- Land of the purchaser.
- By the South :- Land of the purchaser
- By the East :- Land of the Vendor.
- By the West :- Land and house of Sri Bimalesh Deb

Continued to page 6

D.K.Wani,
Adv



Adm. Dist. Sub-Region
Svilajac, Dist. Barice

[Handwritten signature]