

2548 T. 2/11/5



$$\frac{N \ 91-50}{1-50} = 93/50$$
  
 93/50

under Section 100 of the  
 B. L. R. Act, 1905/E. A. T. Act, 1891  
 Only Stamp for sale  
 not require Stamp (1/1)  
 under the Indian Stamp Act, 1899,  
 Special Stamp Amendment Act, 1977  
 Schedule I & No. 23  
 See Field

Satyanarayan  
 Agarwala

N 91-50  
 1-50  
 93/50  
 7/5/76

Sub-Registrar,  
 SILIGURI.

DEED OF CONVEYANCE

This Deed of Conveyance is made on this the 7th  
 day of April, One thousand Nine hundred Seventy Six A.D.

Between

Sri Satyanarayan Agarwala son of Late Bhimraj Agarwala,  
 Hindu by caste, businessman by occupation, resident of  
 Milanpally, Siliguri, P. S., P.O., Siliguri, Dist. Darjeeling,  
 hereinafter called the VENDOR (which expression shall  
 mean and include unless excluded by or repugnant to the  
 context his heirs, executors, administrators, successors,

7/7

no 11 8 - Gupta



of Satya Navayan Agarwal Siliguri  
816/-

750 X 1 = 750.00

50 X 1 = 50.00

8 X 2 = 16.00

816.00  
Gupta

Address for registration 11/11  
to the 27th day of April 1926  
at the Siliguri Sub-Registry Office  
by Satya Navayan Agarwal  
Amount

Clerk-in-Charge,  
Sub-Treasury (Stamp Dept)  
Siliguri

Satya Navayan Agarwal  
Sub-Registrar  
SILIGURI  
7/5/26

Received

2665

Satya Navayan Agarwal

~~Satya Navayan Agarwal~~  
~~at Siliguri~~  
~~Milam Pally~~  
~~Sub-Registrar~~  
~~Siliguri~~  
~~7/5/26~~

Received

Satya Prasan Chakrabarty  
S/o. L. Shyama P. Chakrabarty  
of Milam Pally

~~Satya Prasan Chakrabarty~~  
~~at Shyama P. Chakrabarty~~  
~~Milam Pally~~  
~~Sub-Registrar~~  
~~Siliguri~~  
~~7/5/26~~

Satya Prasan Chakrabarty  
Sub-Registrar  
SILIGURI

7/5/26



*Satyanarayan  
Agarwala*

and assigns) of the ONE PART ;

A N D

Sri Rangopal Agarwala son of Sri Satyanarayan Agarwala, Hindu by caste, businessman by occupation, resident of Siliguri, P. S., P. O., Siliguri, Dist. Darjeeling, hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, administrators, successors and assigns) of the OTHER PART ;

WHEREAS by virtue of a Perpetual Lease Deed entered in between the Vendor and Messrs. Faziruddin Mohammed son of Late Alimuddin Mohammed and Ashiran Nesa wife of Late

NO - 11

Dat - 6-4-76

Satyanarayan Agarwalla Siliguri

N.V.

Rs. 316/-  
or detailed as per

*[Signature]*  
Mek-in-Charge  
Sub Treasury (Stamp Dept)  
Siliguri



Sub-Registrar  
Darjeeling

*[Handwritten signature]*  
7/4/76



*Sahinoyan*  
*Agarwala*

Alimuddin Mohammad and Minor Afiluddin Mohammad son of Late Alimuddin Mohammad, executed on 22.1.49 and registered on 24.1.49 before the Sub-Registrar, Siliguri in Book No.1, Volume No.6 Pages 30 to 34 Being Deed No.128 of 1949, the Vendor became the absolute owner in possession of all that piece or parcel of land measuring 3 Bighas 12 kathas or 1.25 acres of land in Khalaisingh Jote at Milanpally, Siliguri,

AND WHEREAS the Vendor being in need of fund for making profitable and lucrative investment decided to sale a plot of 15 kathas of land fully described in the schedule below and forming part of the abovementioned 1.25 acres of land, situated in Khalaisingh Jote at Milanpally, Siliguri,

NO-11

Date 6.4.76

Satyamaraman Agarwala Siliguri

No. 876/

or detailed as below

H. R.

*Handwritten signature*

Work-in-charge,  
Sub-Treasury (Stamp Deptt)  
Siliguri.



Sub-Registry  
Office

*Handwritten initials* 2/5/76



*Sahinmoyan  
Agarwala*

AND WHEREAS the Purchaser being desirous of purchasing a good plot of land near to his place, offered to purchase all that piece or parcel of land measuring 15 kathas of land fully described in the schedule below, free from all encumbrances whatsoever at a price of Rs. 15,000/- (Rupees Fifteen thousand), being at the rate of Rs. 1000/- per katha, AND WHEREAS the Vendor having found the price fair and reasonable accepted such offer of the Purchaser and agreed to sale all that piece or parcel of land measuring 15 katha or .25 acres fully described in the schedule below, free from all encumbrances whatsoever, at a consideration of Rs. 15,000/- (Rupees Fifteen thousand) only,

NO- 11

Date - 6.4.76.

Satyamareyan Agarwala Siliguri

Rs. 16/-  
or detailed as to

N.V.

*[Handwritten signature]*

Clerk-in-Charge,  
Sub-Treasury (Group Dept)  
Siliguri



Sub-Registrar,  
Darjeeling

*[Handwritten signature]*



*Sahib-nawaz Khan*

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and also in consideration of Rs. 15,000/- (Rupees Fifteen thousand) only, paid in cash by the Purchaser to the Vendor in presence of the following witnesses ( the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof) the Vendor does hereby grant, convey, assign and transfer unto the --- Purchaser the aforesaid land described in the schedule below and make over possession thereof to the Purchaser together with all rights, liberties, privileges, easements, appendices, appurtenances belonging to or in any way appertaining to the said land as the absolute estate free from all encumbrance and all the rights, titles and interest of the Vendor into or upon the land hereby conveyed, expressed or intended so to be TO HAVE and TO HOLD the same subject to the payment of rent etc. payable to the superior landlord at present the State of West Bengal.

AND the Vendor does hereby covenant with the Purchaser that the interest which the Vendor professes to transfer subsists and the Vendor has full authority to transfer the land hereby transferral expressed or intended so to be unto the Purchaser in the manner aforesaid and the Vendor or any person claiming under him shall and will

Sahinoyan Bazar

from time to time at all times hereafter at the request and cost of the Purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required. x

IT is further declared that the lease under which the land described in the schedule below is held by the Vendor has not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other encumbrance whatsoever upon the scheduled property hereby transferred, expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any charge, mortgage attachment or any other --- encumbrance the Vendor shall be liable to compensate the Purchaser for the loss that the Purchaser may sustain in consequence thereof.

THE Vendor further covenants that all rent and other public charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed and performed and in case it transpires otherwise the Vendor shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance

*Sahinorajin Bhanu*

and non-performance as aforesaid.

THE Vendor further declares that the entire property forming subject matter of the present conveyance was in khas and actual possession of the Vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the Purchaser is deprived of possession or of enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the Vendor shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of 2/- per cent per month from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

IT is further declared that the Vendor has not transferred or entered into any binding contract with any other person to sell or to transfer otherwise the property hereby conveyed by these presents or any part thereof and there exists no such contract at the date of these presents or any part thereof and there exists no such contract at the date of these presents or if any of the recitals made herein are proved to be false the Vendor shall be liable to indemnify the Purchaser adequately

*Bafimoyan Agarwal*

for the loss or injury to be sustained by the Purchaser in consequence thereof.

SCHEDULE

All that piece or parcel of land measuring 15 kathas or .25 acres or 25 decimal appertaining to Khatian No. 2071, Plot Nos. 3259, 3260 and 3261 within Pargana; Baikunthapur, Mouza: Siliguri, J.L.No. 110, Touzi No. 3(J), situated at Nilampally, Siliguri, inside Municipal Ward No. XVII and forming part of 1.25 acres of land held by the Vendor against the aforesaid plots. The land described above being demised hereof is butted and bounded as follows :-

North : by the land occupied by Subhas Paul.

South : by the land of the Vendor, being sold to Sri Gobind Ram Agarwala.

East : by the land of the Vendor.

West : by the Private Road of the Vendor.

IN WITNESS WHEREOF the Vendor does hereunto set his hand on the day, month and year first above written.

Prepared in the office of Sri R.K. Gattani  
Advocate Siliguri

WITNESSES :-

21 *Satya P. Choudhary*  
*of Nilampally*

21 *[Signature]*

*Tipsa Dey*  
Dulal Ch. Chatterjee  
F

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1  
1  
1  
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Sub-Registrar,  
Siliguri.

2/2/26



N. 509  
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1-50

11



Sub-Registrar,  
Siliguri  
9.9.17

*[Handwritten signature]*

*[Handwritten signature]*  
136  
2445-14)  
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