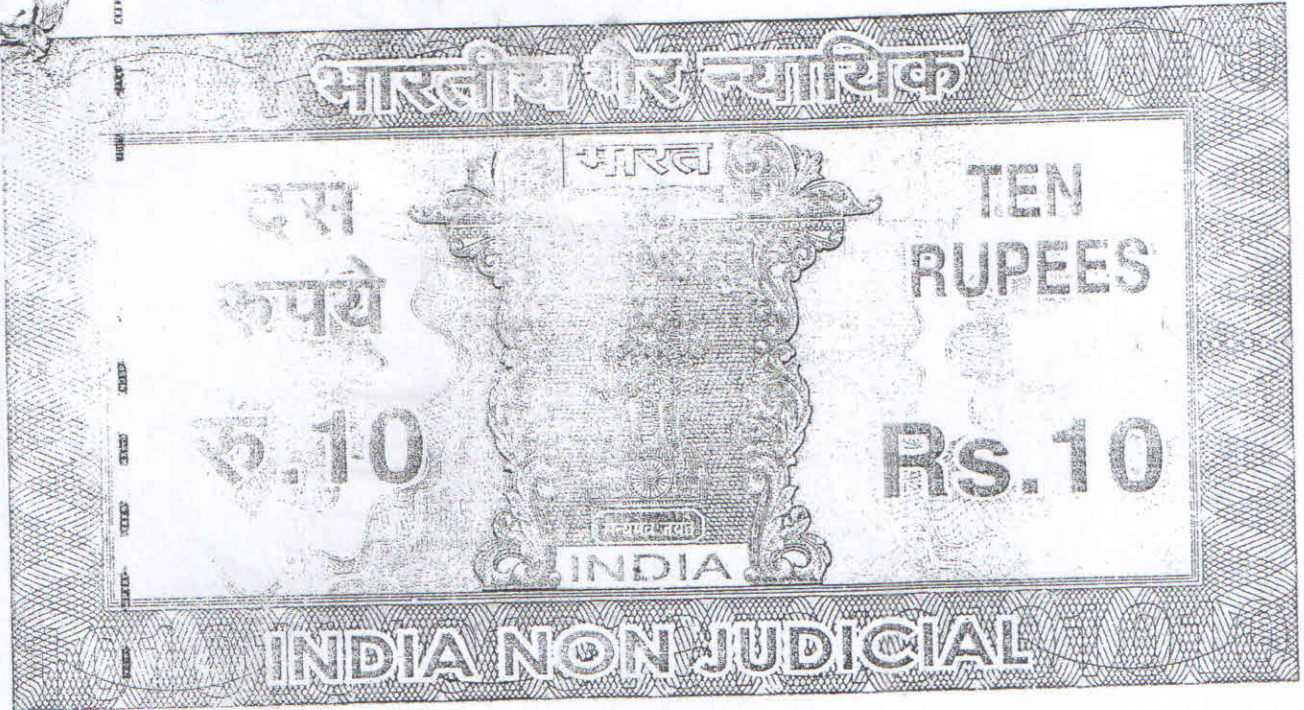


1/2/198



भारतीय न्यायिक स्टंप वेस्ट बंकिंग

16AA 634971

श्री नं० — 1623



N

D 1623.

5000Rs.



Handwritten notes:
 12/12/07
 6/1/08

ADMISSIONS UNDER RULES 27 & 28
 W/S 5/41 OF W.B.L.R. Act, 1951
 duly stamped under the then
 Stamp Act, 1899 (S. 2) and
 the Act amended up to date)
 Revenue TA NO 23
 Fees Paid.....
 Success Fees..... 17/-

Handwritten signature:
 Laxmi Gyane Jarna
 Laxmi Gyane Jarna

Handwritten notes:
 8250/-
 eight thousand two hundred fifty
 012506472 - Dt. 8.8.07 only
 2070
 D.S.N
 8-8-07

DEED OF CONVEYANCE

Handwritten calculations:
 5489.00
 28.00
 4.00

 5521.00

Handwritten notes:
 1815/-
 thousand eight hundred fifteen
 40840

Handwritten notes:
 20000/-
 Twenty thousand only
 012505878 - Dt. 8.8.07
 2070
 D.S.N
 8-8-07

Handwritten notes:
 Visit Commi
 877 07
 Fees Paid 250.00
 20.00
 6.00 }
 Total 276.00
 D.S.N
 8-8-07

21/08/2007
Karma Gyarme Lama
P. Salugara Lama

-2-

This Indenture made this the 6th day of August
Two Thousand Seven.

Conveyance :
Consideration of :
Rs. 5,00,000/- only
Area : 7 Kathas
Or 0.116 acres
Pargana : Baikunthapur
Muoza : Dabgram
R.S. Khatian No. 33/1.
Sheet No. 3.
Plot No. 55/211.
P.S. Bhaktinagar.
Dist. Jalpaiguri.
Under G. P.

B E T W E E N

SMT. TSERING DOLMA BHUTIA Daughter of **Sri Samten Bhutia** Buddhist by religion (*Citizen of India*), Business by occupation, residing at Salugara Bazar, Ward No. 42, P.O. Salugara, P.S. Bhaktinagar, District Jalpaiguri *here-in-after* called the "**P U R C H A S E R**" (Which expression shall mean and include unless excluded by or repugnant to the context, her heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A N D

SRI KARMA GYARME LAMA @ LAMA KARMA Son of Late **Pekar Lama @ Ngawang Paker** Buddhist by religion (*Citizen of India*), Priest by occupation residing at Salugara, Ward No. 42, P.O. Salugara, P.S. Bhaktinagar; District Jalpaiguri *here-in-after* called the "**V E N D O R**" (Which expression shall mean and include unless excluded by or repugnant

Handwritten signature and name: Kama Gyarna Kama

WHEREAS the Vendor has acquired by purchase of raiyati land measuring 20 Kathas or 0.33 acres of land from one Smt. Chhaya Moktan Wife of Sri Bharat Kumar Moktan & Miss. Babina Moktan Daughter of Late Bharat Kumar Moktan of Salugara, P.O. Salugara P.S. Bhaktinagar, Dist. Jalpaiguri by virtue of a Deed of Sale, dated 11.06.1992 in Book No.I, Vol. No. 40, Pages 123 to 128, Being Sale Deed No. 3719 for the Year 1992 registered at Addl. District Sub-Registry Office Jalpaiguri, situated within Pargana Baikunthapur, Mouza Dabgram, P.S. Bhaktinagar, A.D.S.R. Office Rajganj and Dist. Jalpaiguri.

A N D

WHEREAS the Vendor has become the absolute owner in possession in respect of the said land by virtue of the Deed of Declaration, dated 27.02.2007 being No. 344 for the Year 2007 executed by Smt. Chhaya Moktan & Smt. Babina Moktan registered at District Sub-Registry Office Jalpaiguri, and has acquired right title and interest having permanent heritable and transferable interest therein and the said land is in khas, actual and physical possession of the Vendor at the date of these presents.

A N D

WHEREAS the Vendor being in need of money has offered for sell 7 Kathas Or 0.116 acres of land fully described in the Schedule below.

A N D

WHEREAS the Purchaser being in need of land has accepted the said offer of the Vendor and have offered and agreed to purchase the said land measuring 7 Kathas Or 0.116 acres of land of the Vendor fully described in the Schedule below for the sum of Rs. 5,00,000/- (Rupees Five Lakhs) only, free from all encumbrances and whatsoever.

A N D

24/3/2017
Kama Gyama Kama
Kama Kama Kama

-5-

The Vendor further covenants that all rents and taxes payable by the Vendor for the land hereby sold that have accrued due upto the date of these presents have been paid by the Vendor and in case if it transpires otherwise the Vendor shall indemnify the Purchaser for any loss resulting therefrom.

A N D

The Vendor further declares that the entire property forming subject matter of the present Conveyance is and was in khas, actual and physical 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 be deprived of possession or of enjoyment of the land 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 together with the prevailing market rate of interest percent 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 in consequence thereof.

A N D

It is further declared by the Vendor that the Vendor has not entered into any binding contract with any other persons whatsoever to sell or transfer or otherwise the land hereby conveyed by these presents or expressed or intended so to be or any part thereof and that there subsists no such contract of sale or transfer, charge, mortgage, attachment or encumbrances whatsoever existing with respect to the aforesaid land or any part thereof at the date of execution of these presents or if any of the recitals made herein are proved to be false or fraudulent the Vendor shall be liable to prosecution and shall also be liable to compensate the Purchaser adequately in consequence thereof.

Am

Signature of the Vendor
Kameshwar Kumar
Kameshwar Kumar

-4-

WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the said land measuring 7 Kathas Or 0.116 acres of land of the Vendor fully described in the Schedule below for the sum of Rs. 5,00,000/- (Rupees Five Lakhs) only, free from all encumbrance whatsoever, unto the Purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the aforesaid offer and acceptance and also in consideration for the sum of Rs. 5,00,000/- (Rupees Five Lakhs) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor do hereby acknowledges and grant full discharge to the Purchaser from the payment thereof), the Vendor does hereby grant, convey, assign, sell and transfer unto the Purchaser the aforesaid land fully described in the Schedule below and make over vacant and khas possession thereof to the Purchaser together with all rights, liberties, easements, privileges, appendices, appurtenances whatsoever belonging to or in any way appertaining to the said land and the absolute estate, free from all encumbrances whatsoever hereby, conveyed, expressed or intended so to be, **TO HAVE AND TO HOLD** the same subject to the payment of rent and taxes etc. payable to the landlord the State of West Bengal.

A N D

It is further covenanted that 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 encumbrances whatsoever on the said land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents or any encumbrances whatsoever the Vendor shall be liable to be dealt with according to Law both Civil and Criminal as the case may be and shall also be liable to compensate the Purchaser for the loss or injury that the Purchaser shall have to suffer in consequence thereof.

Signature

Attest of
Kama. Gyane Kama.
Kama. Kama Kama.

-6-

SCHEDULE OF LAND

All that piece or parcel of raiyati land measuring 7 Kathas or 0.116 acres of land, at an annual rent of Rs.0.01 Paisa only, appertaining to and forming part of 196.49 acres of land at an annual rent of Rs. 16.10 Paisa only, the proportionate rent for the demised plot of land is payable to the Landlord the State of West Bengal, represented by the B. L. & L. R. O. Rajganj, situated within Pargana Baikunthapur, Mouza Dabgram, P.S. Bhaktinagar, A.D.S.R. Office Rajganj and Dist Jalpaiguri, J.L. No.2, Touji No.3, Recorded in R.S. Khatian No.33/1 (Thirty Three by One), Hal Sheet No.3 (Three), included in part of Plot No. 55/211 (Fifty Five by Two Hundred Eleven) measuring 1.50 acres out of that 7 Kathas or 0.116 acres of land is hereby sold by this sale deed and the demised plot of land is delineated in the plan marked " C " and shown by red colour annexed herewith and forming part of these presents and the demised plot of land is bounded as follows :-

On the North : Land of Kunchok Dolma Bhutia & other Purchase today.

On the South : B.S.F. Road.

On the East : Land of Pema Wangchuk Bhutia Purchase today.

On the West : Sed-Guyed Buddhist Research Training Center.

Measurement of the sold land :-

Pradip Kumar Saha
Kama Gyamu Lama
Kama Kama Kama

-7-

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

WITNESSES:

1. *Dawa Sider Bhutia* *Kama Gyamu Lama*
Salugara *Kama Kama*

VENDOR

2. *Phuntsek Lama*
SALUGARA

Typed by me
Pradip Kumar Saha
(PRADIP KUMAR SAHA)












Jalpaiguri

Prepared by me
Rita Saha
(Smt Rita Saha)
(Advocate, Jalpaiguri)
Enrolment No. F-1115/1097 of 2001

Checked
Miwati Roy
9.8.07

Printed to be the copy of a...

ECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

20/11/2018
 Signature with date

PHOTO. Full Signature of the person	Left Hand					
	Right Hand					

CLAIMANT SHEET

 <i>Jessing Johna Bhutia</i>	Left Hand					
	Right Hand					

Signature with date
Jessing Johna Bhutia
 Signature with date

PHOTO. Full Signature	Left Hand					