



17/8/07
 6/12/07
 5/11/07

Registered under Rule 21 of the
 S.A. Act, W.B.L.R. Act, 1958
 Stamp Duty (W.B. Stamp
 Act, 1924) up to date)
 Serial No. 23
 Date 10/8/07
 Stamp Fee 10/-

Handwritten signatures:
 Arjun Singh
 Kama Kama
 Kama Kama

18707
 thousand eight hundred and seventy
 408141
 27/8/07
 27/8/07

Handwritten: In

DEED OF CONVEYANCE

Handwritten: 10/8/07
 115000/-

10989.00
 28.00
 4.00
 11021.00

7/8/07

45000/-
 only five thousand only
 2070/-
 D.S.A. 8-07

700 '07
 250.00
 20.00
 6.00 } part
 276.00

District Sub...

M. A. S.

27/08/2017
 Karm Gyarme Lama
 Karm Gyarme Lama

-2-

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

Conveyance :
Consideration of :
Rs. 10,00,000/- only
Area : 13 Kathas
Or 0.214 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.

BETWEEN

8500/-
 eight thousand five hundred only
 Rs. 10,00,000/- only
 2070
 D.S. 8-8-07

1. SMT. KUNCHOK DOLMA BHUTIA Wife of Sri Samten
 Bhutia 2. SRI SONAM TENZIN BHUTIA Son of Sri Dorjee Bhutia
 both 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 "PURCHASERS" (Which
 expression shall mean and include unless excluded by or repugnant to the
 context, their 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 "VENDOR"
 (Which expression shall mean and include unless excluded by or repugnant
 to the context, his heirs, executors, successors, administrators,

Handwritten signature and name: Kama Gyarne Kama, Kama Kama Kama

-3-

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 13 Kathas Or 0.214 acres of land fully described in the Schedule below .

A N D

WHEREAS the Purchasers being in need of land has accepted the said offer of the Vendor and have offered and agreed to purchase the said land measuring 13 Kathas Or 0.214 acres of land of the Vendor fully described in the Schedule below for the sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only, free from all encumbrances and whatsoever.


 Kama Gyane Kama
 Kama Kama Kama

+

WHEREAS the Vendor has accepted the price so offered by the Purchasers as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the said land measuring 13 Kathas Or 0.214 acres of land of the Vendor fully described in the Schedule below for the sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only, free from all encumbrance whatsoever, unto the Purchasers 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. 10,00,000/- (Rupees Ten Lakhs) only paid by the Purchasers to the Vendor (the receipt whereof the Vendor do hereby acknowledges and grant full discharge to the Purchasers from the payment thereof), the Vendor does hereby grant, convey, assign, sell and transfer unto the Purchasers the aforesaid land fully described in the Schedule below and make over vacant and khas possession thereof to the Purchasers 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

James G. ...
Kama Guome Kama.
Ko Laka 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 Purchasers 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 Purchasers 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 Purchasers 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 Purchasers in consequence thereof.

Am

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 Purchasers adequately in consequence thereof.

২৭ অক্টোবর ১৯৬৫
কামা গ্যামে কামা
কামা গ্যামে কামা

SCHEDULE OF LAND

All that piece or parcel of raiyati land measuring 13 Kathas or 0.214 acres of land, at an annual rent of Rs.0.03 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 13 Kathas or 0.214 acres of land is hereby sold by this sale deed and the demised plot of land is delineated in the plan marked " D " and shown by red colour annexed herewith and forming part of these presents and the demised plot of land is bounded as follows :-

- Am*
- On the North** : Sold Land of S. L. Agarwal.
 - On the South** : Land of Tsering Dolma Bhutia purchase today
 - On the East** : Land of Samten Bhutia & other Purchase today.
 - On the West** : Sed-Guyed Buddhist Researce Traning Center.

Measurement of the sold land :-

North : 46' -00", South : 56' - 00", East : 182' -06", West : 186' -06",

Pradip Kumar Saha
Kama Prade Lama
Kama Prade Lama

-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*
Salugara

2. *Phuntsek Lama*
SALUGARA

Typed by me
Pradip Kumar Saha
(PRADIP KUMAR SAHA)

Jalpaiguri

VENDOR

Prepared by me

Rita Saha
(Smt Rita Saha)

(Advocate, Jalpaiguri)


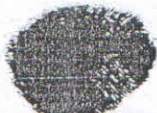









Enrolment No. F-1115/1097 of 2001

Chander
He-nati Ruy
9.8.07

... to be ... of ...
... ..
... ..
... ..

✓

WITNESS SHEET

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


[Handwritten Signature]

Signature with date

| | | | | | | |
|--|------------|--|--|--|--|--|
| PHOTO. Full Signature of the person | Left Hand | | | | | |
| | Right Hand | | | | | |

Signature with date

CLAIMANT SHEET

| | | | | | |
|--|---|---|---|---|---|
|  Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |

L.T.I. of Kunchok Dolma Buntia
w/By Pema Wangchuk Buntia.

L.T.I. of Kunchok Dolma Buntia
w/By Pema Wangchuk Buntia
Signature with date

| | | | | | |
|--|---|---|--|---|---|
|  Left Hand |  |  |  |  |  |
| | |  |  |  |  |