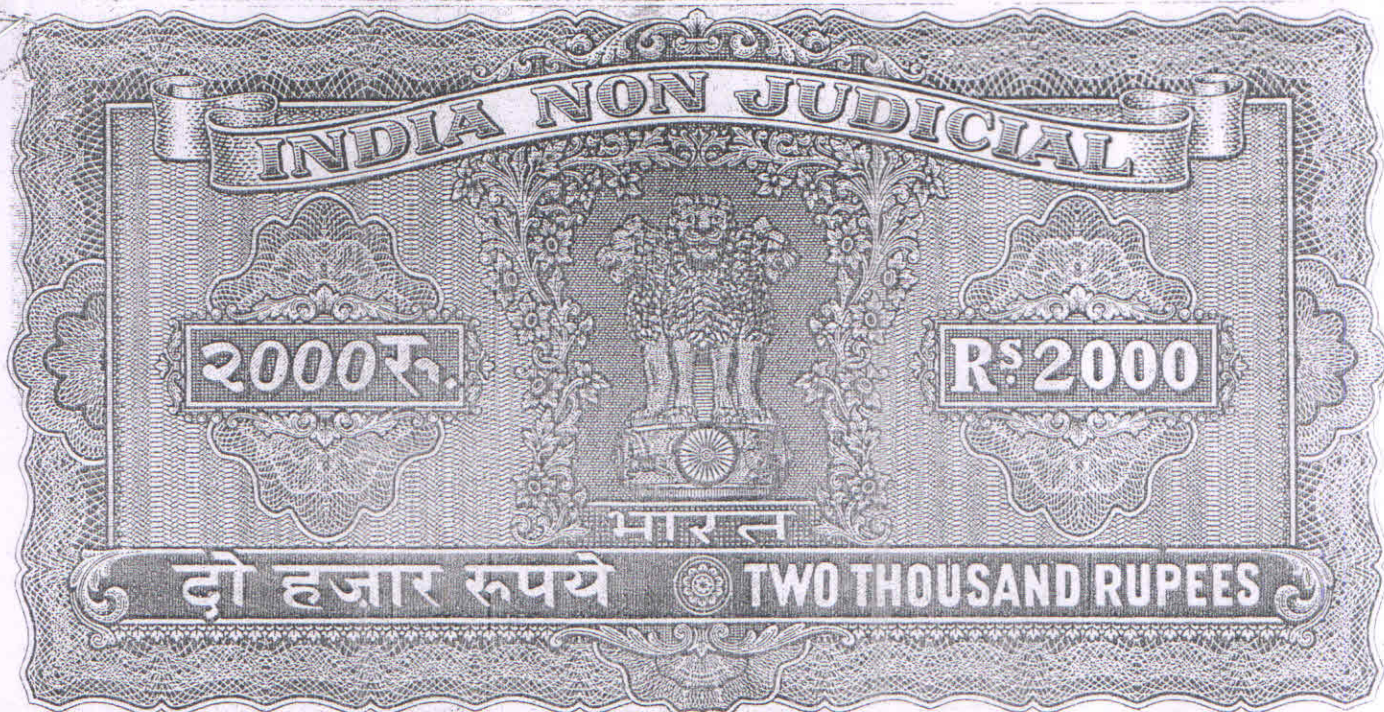


19

3880

7 3719

2000Rs.



10 20 45
 90 6 48
 37 1 29

Moktan

Moktan

Me
 12-6-92

38 36
 Me 11-5-92

~~MAHARAJA~~

SALE DEED

Chhaya

Babina

This Sale is made this 9th day of June, 1992.

BETWEEN

✓ KARMA GYARME LAMA son of late Pekar Lama

Buddhist by religion, Business by occupation resident of Selugera, P.S. Bhaktinagar, Dist. Jalpaiguri hereinafter called the 'PURCHASER' of the One Part

AND

1. Smt. T. Chhaya Moktan - 2 - wife of Sri Bharat Moktan - 3 - Buddhist by religion, housewife by occupation resident of Salugara, P.S. Rajganj, District Jalpaiguri hereinafter called the 'VENDOR' of the Other Part. 2. Miss Babina Moktan D/o. Sri Bharat Kumer Moktan

Deed of Sale
 Value of
 Rs. 25,000/-
 Sold area
 20 kathas
 P.S. Rajganj
 Dist. Jalpaiguri



= 2 =

Chhaya Mukherjee

Babina Mukherjee

Whereas the Seller is seized and possessed of as absolute owner of the lands described in the Schedule hereunder comprising plot nos. 53,54,53/204,54,55/209,55/210,55/211,56/216 60/222 of Khatian No.33/1 Mouza Dabgram, Sheet No.11 measuring 3.23 $\frac{1}{2}$ dec. of land which have been acquired by way of gift vide Regd. Gift No.3661 dated 18.12.81 from Smt. ~~Chhaya~~ ^{Buddhimaye} ~~Chhaya~~ ^{Tameng} registered at S.R. Office, Jalpaiguri fully described in the schedule hereunder and the Vendor hold and possess the said land as an absolute owner with right to transfer the same.

Whereas the Seller have agreed with the Purchaser to sell absolutely the latter the land described in the schedule below at or for the price of Rs.25,000/- (Rupees twenty five thousand) only and the said purchaser has agreed to purchase the said property free from all encumbrances, charges and demands whatsoever.

= 3 =

Chhaya Mohi

Babina Mohi

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and consideration the said sum of Rs. 25,000/- (Rupees twenty five thousand) only which the said seller do hereby acknowledge as having received the seller do hereby convey, transfer and assign upto and to the use of the purchaser, her heirs, executors administrators and assigns all the plot of land described in the schedule hereunder and all the right title and interest in the said property are hereby conveyed to the purchaser, her executors administrators, and assigns absolutely and forever as ordinarily pass on such sales.

And the seller do hereby covenant and desires for himself his heirs, executors, representatives and assigns that she has now good right to convey the said property to the purchaser his executors administrators and assigns in manner aforesaid.

And that the purchaser shall hereinafter peacefully use and enjoy the same as her own property without any hindrance, interrupt claim or demand by or from the seller or any other person whatsoever.

And the seller and all persons claiming under her do hereby further agreed with the purchaser at all times hereinafter and upon reasonable request at the cost of the purchaser to do and execute or cause to be done and executed all such lawful acts, deeds whatsoever for more perfectly conveying and assuring the said property and part thereof unto the purchaser and her representatives and placing her in possession of the same according to the true intent and meaning of this Deed.

And the seller do also hereby agree to save harmless and keep indemnified the purchaser for and against all losses damages, costs or expenses which she may sustain or incur by reason of any claim being made by anybody whomsoever to the said property.

Mobta
Rajendra
Bubina Padhan

And it is hereby further declared that the property hereby transferred or intended to be transferred is free from all encumbrances, charges, claims or demands and that the seller have not done anything hereby the property may be the subject any attachment or lien of any court of person whatsoever.

Schedule of Land

All that piece or parcel of land measuring 20 kathas at an annual rent of Rs.0.04 paise only, appertaining to and forming part of 3.23½ dec. total rent of Rs.0.35 paise only, situated within Pargana Baikunthapur, Mouza Dabgram, P.S. Rajganj, S.R. Office, Jalpaiguri, District Jalpaiguri under Khatian No.33/1 Plot Nos. 88 ~~measuring~~ 55/211 area 1½ acre, out of this measuring 20(twenty) kathas of land is hereby sold by the Vendor *x* by this Sale Deed.

Boundary

North -S-L- Agarwala, South-B.S. F. Road, East-Rigzin Wangmo Lane West- Donka Lane

In witness whereof the Vendor put her signature on this Deed on the day month and year first above written.

Witnesses:

1. *Gnanat Mohanta*
17 *Coch Behan Road*
Pajechip

2. *[Faint handwritten name]*

Signature of the Vendor

Prepared by me

[Signature]
(Tejan Roy)

Deed Writer, Jalpaiguri
Licence No.9