



Act 1955, Sec 17 & 14 does not require a notary stamp Act 1955

L.T. 2  
Ramavater Agarwalla  
Taken by Shyam Lal

32.00  
Sub-Registrar  
SILIGURU

28/4/88  
Dt. 12/4/88

Direct ready

I-3140

DEED OF SALE

Adventi land :

This Indenture made this the 23rd th. day of April,

Area: .53 Acre. :

One thousand nine hundred & eighty.

Price: Rs. 4,000/- :

BETWEEN

Name: Sh. Anandhan

P.I. No. 108 :

Sri Ramavater Agarwalla, son of Sri Surajmal Agarwalla, Hindu

P.S. Siliguri.

by Faith, Business by occupation, resident of Mahatma Gandhi Road, Siliguri, P.S., Subdivision and S.R. Office Siliguri, District Darjeeling - hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or agreement to the context his heirs, executors, successors, administrators, representatives and assigns) of the One Part.

RSP/NO-150(P)



-1718 Date 20.4.82

Rameswar Agarwala  
Sg

100/- One Thousand only



1 us  
Sub-Registrar, Siliguri  
Rameswar Agarwala

Rameswar Agarwala  
by the P. L. Sengupta

Registrar,  
SILIGURI

28/5/82



3788

OT-2 L  
Rameswar Agarwala  
Witness by  
Shyam Chandra Saha

Sub-Registrar, Siliguri  
Rameswar Agarwala  
Thana: Khatu  
District: Jalpaiguri  
Case: 3788  
Petitioner: Rameswar Agarwala

স্বাক্ষরিত  
২০/০৪/৮২

Sub-Registrar, Siliguri  
Rameswar Agarwala  
Thana: Khatu  
District: Jalpaiguri  
Case: 3788  
Petitioner: Rameswar Agarwala





Page No.2.

A N D

*Handwritten signatures and notes:*  
 Ram Bahadur Chhetri  
 L.T. Singh  
 Ram Bahadur Chhetri  
 Taken by  
 Subyama...

Sri Ram Bahadur Chhetri, son of Late Kama Bahadur Chhetri, Hindu by faith, Agriculture by occupation, resident of Mota jote, P.S., Subdivision & S.R. Office Siliguri, District Darjeeling - hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the Other Part.

Whereas the Vendor is the absolute owner by a Patta measuring .33 decimals fully described in the schedule below by virtue of a Deed of Patta executed by the Govt. of the State of West Bengal and such the Vendor is in actual possession and physical possession in and over the same having permanent heritable and transferrable right, title and interest therein and in accordance with the Provisions of the U.B.L.R. Act, the aforesaid land has been recorded in the name of the Vendor in the present Settlement Survey operation and the Vendor has been possessing and enjoying the same free from all encumbrances whatsoever.

A N D

Whereas the Vendor being in need of money for acquiring of more profitable and better quality of agricultural land has offered for sale the said below scheduled land free from all encumbrances whatsoever.







Page No. 3.

*Handwritten signatures and notes:*  
 [Signature]  
 Dinesh Narayan  
 L.T. → [Signature]  
 Ram Bahadur  
 Chakraborty  
 Taken by  
 Sanyal & Co.

A N D

Whereas the Purchaser being interested has agreed to purchase the said below scheduled land and has offered a price of the sum of Rs. 4,000 (Rupees four thousand) only, free from all encumbrances whatsoever.

A N D

Whereas the Vendor considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate of land and has agreed to sell the said land unto the Purchaser at or for the said price of the sum of Rs. 4,000/- (Rupees four thousand) or and the said property is hereby transferred in the manner as hereinafters appearing.

Now this Indenture witnesseth that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs. 4,000/- (Rupees four thousand) only paid in cash by the Purchaser to the Vendor (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, sell, assign and transfer unto and in favour of the Purchaser the said below scheduled land together with all right, title and interest, liberties, easements, privileges, appendices, appurtenances which ever is belonging to or with the said land described in the schedule below.







Page No. 4.

*Prakash Chandra*  
*Dinesh Narayan*  
*K.T. Das*  
*Rambhadr*  
*Chhetri*  
*Takin by*  
*Shyama Ch.*

peaceably and quietly and without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment thereof the rent etc. payable to the State of West Bengal.

The Vendor does hereby declares that he has not previously sold, mortgage or contracted for sale or otherwise the said below scheduled land or any part thereof and the land hereby demised suffers from no defect of title and in the event of any contrary, the Vendor shall be liable to be dealt with according to law and shall also be liable to pay adequate compensation to the Purchaser.

The Vendor further covenats that if for any defect of title of the land hereby demised or for any act done or suffered to be done by the Vendor, the Purchaser deprived of ownership or dis-possession of the land hereby demised of any part thereof in future, the Vendor shall be liable to return to the Purchaser the said price money as the case may be together with interest from the date of such deprivation or dis-possession and shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury to be suffered in consequence thereof.

The Vendor does here by declares that he shall execute and register at the request and cost of the Purchaser any deed or document if the Purchaser require in future for peaceful enjoyment and possession.

SCHEDULE

All that piece or parcel of land measuring .33 thirty three decimals at





*[Handwritten signatures and stamps]*  
K.T. of Ramabhadra  
Taken by

recorded in Khatian No. 164 one hundred sixty four, included in Plot No. 21 twenty one, area measuring .33 thirty three decimals of land hereby sold by these presents; situates within Pargana Patharghata, mouza Gourcharan, J.L. No. 103 one hundred three, Touzi No. 91, P.S., Subdivision and S.R. Office Siliguri, District Darjeeling. The aforesaid land is bounded by :-

- North : Purchased land of Sri Ramdas Ayan
- South : Land & house of the Vendor.
- East : Purchased land of Ramawatar A
- West : Road.

within the aforesaid boundary .33 thirty three decimals of land hereby sold by the Vendor by these presents.

- WITNESSES: 1. *[Signature]* 2. Jinesh Nandy
3. Profulla Chandra Subudhan  
S/o. L. K.M. Subudhan  
Daidigha Subudhan Pally  
P.O. Siliguri
4. *[Signature]*  
Mukherjee Lal Sarkar
- Typed by, read over and explained the contents of this document by me the Vendor.
- [Signature]*  
22/9/82  
(Shyama Charan Sinha).  
Siliguri.

Explanation:

Due to misfortune the witnesses no. 1 & 2 have signed their name in the signature place of this deed in the top, so the said signatures have been crossed by me.

*[Signature]*  
Sinha.





~~Signature~~  
Dinesh Nandy  
K.T. of  
Rambhadrachari  
Taken by  
Shyama Charan Sinha

recorded in Khatian No.164 one hundred sixty four, included in Plot No.21 twenty one, area measuring .33 thirty three decimals of land hereby sold by these presents; situates within Fa<sup>g</sup>ana Patharghata, mouza Gourcharan, J.L. No.103 one hundred three, Touzi No.91, P.S., Subdivision and S.R. Office Siliguri, District Darjeeling. The aforesaid land is bounded by :-

- North : Purchased land of In Rambhar Agyaral
- South : Land & house of the Vendor.
- East : Purchased land of Ramawatar Agyaral
- West : Road.

within the aforesaid boundary .33 thirty three decimals of land hereby sold by the Vendor by these presents.

WITNESSES: 1. ~~Signature~~ 2. Dinesh Nandy Typed by, read over and explain

- 3. Profulla Chandra Saha  
S/o. L. K. M. Saha  
Daidya Saha Pally  
P.O. Siliguri

the contents of this document by me to the Vendor.

- 4. Anurupa Das  
Mukherjee Saha

~~Signature~~  
22/9/82  
(Shyama Charan Sinha).  
Siliguri.

Explanation:

Due to misfortune the witnesses no. 1 & 2 have signed their name in the signature place of this deed in the top, so the said signature have been crossed by me.

Tw. Das.

