

5753 / 20.11.07

2816

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832624

RECEIVED
14/2.08.07
13.11.07
23166
R.A. Ph...

28
A-23166
FF10-000-08

Admission under sub-11 duty Stamped
for exempt from or does not request
Stamp duty under the Indian Stamp
Act, 1899 Schedule 14.....
of fees Paid.

A-23166
A-31196
Addl. Dist-Sub Registrar
Dist - Nadia

DEED OF CONVEYANCE

stamp duty payable at the
letforth Value Rs... 1,05,350/-
due to Urgent necessity paid duty 5000/-
Maks up by N. J. Stamp of Rs. 100,350/-
and by Bank Draft, Bank or Cheque of Rs. 50,000/-
of S. B. I. 239755
Branch bearing No. 239755
239755

Bank

s/o R (9) b of I. S. Act
A. D. S. B. Bagdore

1949.000
2107.000
2536000
31196
2011/10/1



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832625

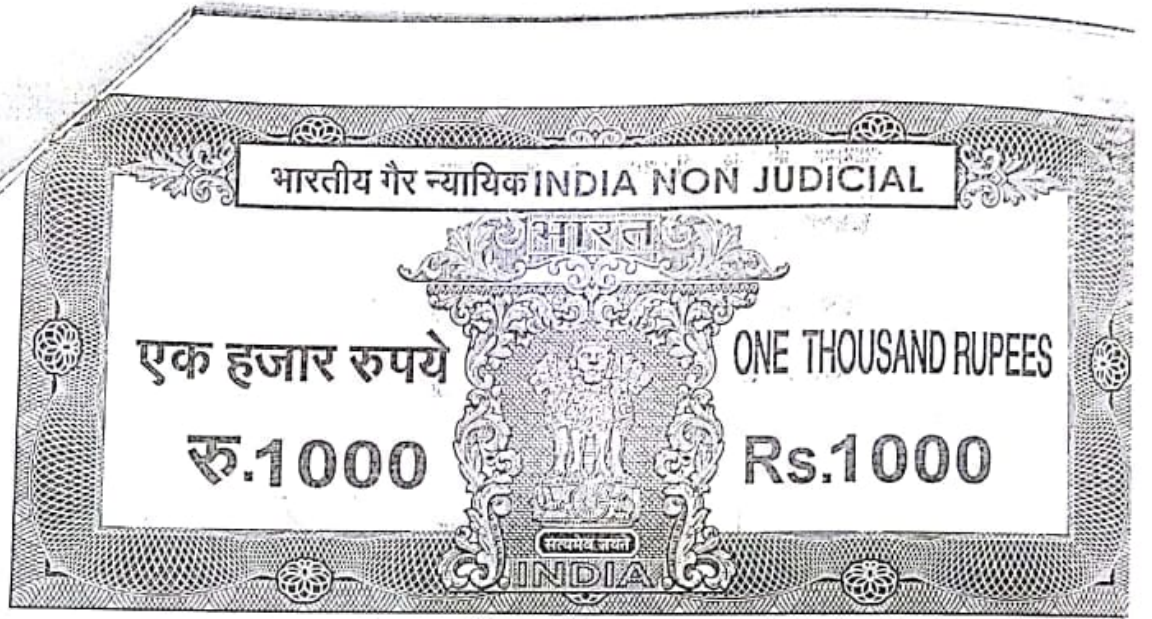
Stamp Duty Rs. 1,91.23/-
Paid by a Bank Branch, Bank of India, Branch, Belga/012
Cheque No. 844575
Date 22/12/07
31.26/-
22/12/07

रु १९१२३०/-

[Signature]
Addl. Dist-Sub Registrar
Bilgaon-II at Rangona, Dist-Darjiling.
20/12/07

DEED OF CONVEYANCE

[Signature]



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832521

रु १०००

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DEED OF CONVEYANCE

Di Basak



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832627

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DEED OF CONVEYANCE

Basak



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832628

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DEED OF CONVEYANCE

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THIS INDENTURE IS MADE ON THIS THE 19th DAY OF NOVEMBER, 2007.

BETWEEN

DESCRIPTION OF LAND
LAND: 2.33 acres.
VALUE : Rs.21,07,000.00
MOUZA: BANIAKHARI, J.L.No.55
Plot No.Old-95, New-323, Khatian No.73
P.S. - MATIGARA, DIST. DARJEELING

SRI HARENDRA CHANDRA GARG, Son of Yograj Garg, Hindu by religion, Business by occupation, residing at 169, Sevoke Road, Siliguri, District Darjeeling, *hereinafter called the PURCHASER* (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**. The Purchaser PAN is ADAPG61422.

AND

SRI SUKH ORAON, Son of Fagu Oraon, Hindu by religion, Indian by Nationality, Cultivator by occupation, residing at Banlakhari, Lichubagan, P.S. Matigara, District Darjeeling, *hereinafter called the VENDOR* (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendor is the recorded owner of land measuring 3.09 acres situated within Mouza BANIAKHARI, J.L.No.55, Part of Plot No.Old-95, New-323, New Khatian No.73, Pargana Patharghata, under P.S. Matigara, District Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor has got permission for selling the below schedule land measuring 2.330 acres out of aforesaid land from the concern authority Issued by the Revenue Officer, Under Chapter-II A of W.B.L.R.Act, 1955 Siliguri & Project Officer-Cum-D.W.O. Backward Classes Welfare, Siliguri on 8/11/2007 and Memo No.1528/1(2)/B.C.W.Project dated 8.11.2007 in favour of the Vendor.

AND WHEREAS the Vendor hereof being in need of money for his developmental schemes/plans has firmly and finally decided to sell and has also offered for sale land measuring 2.33 acres disclosing the aforesaid facts and declaring the same free from all encumbrances and charges whatsoever.

Signature

233/21/2

AND WHEREAS the Purchaser hereof relying on the aforesaid statements of the Vendor have agreed to purchase the aforesaid land measuring 2.33 acres as fully described in the schedule below at or for the price of Rs.21,07,000.00 only, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor considering the price so offered by the Purchaser as fair, reasonable and highest in the prevailing market has firmly and finally agreed to sell the said below schedule land to the Purchaser at or for the price of Rs.21,07,000.00 only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs.21,07,000.00 paid by the Purchaser to the Vendor (out of which the sum of Rs.1,00,000.00 by cheque being No.634019 dated 28.8.2006 and Rs.1,01,000/- by Cash already paid as an advance and remaining amount of Rs.19,06,000/- paid by Cheques being Cheque No.063095 dated 9/11/2007 of Rs.10,00,000/-, Cheque No.063096 dated 9/11/2007 of Rs.9,06,000/- on Centurian Bank of Punjab Limited, Hill Cart Road, Siliguri (the receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof) the Vendor do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the schedule below and make over possession thereof together with all right, title, interest, liberties, easements, privileges appendices, appurtenances which ever is belonging to or in any way appertaining to the said land TO HAVE AND TO HOLD the same absolutely by the Purchaser for ever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Govt. of the State of West Bengal.

The Vendor does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby demised or any part thereof suffers from no defect of title and the event of discovery of any contrary is proved, 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 pay adequate compensation to the Purchaser.

The Vendor do hereby covenant with the Purchaser that if for any defect of title of the land hereby demised or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the land hereby demised or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest at the rate of Rs.2/- percent per month from the date of such deprivation or of dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

Dabnank

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SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL OF vacant land measuring 2.33 acres situates within Mouza BANIYAKHARI, J.L.No.55, Part of Plot No.Old-95, New-323, New Khatian No.73, Pargana Patharghata, under P.S. Matigara, District Darjeeling and the land revenue payable to the superior landlord - Govt. of West Bengal. The said land is butted and bounded as follows :

- North : Land of S.K.Agarwal & Chandu Oraon;
- South : Land of Rajesh Oraon and others;
- East : Wala;
- West : Land of Purnima Oraon;

IN WITNESS WHEREOF the Vendor in good health and conscious mind has set and subscribed his hand on these presents on the day, month and year first above written.

WITNESSES

1. Jijee Oraon

সুস্মিতা

s/o Bala Oraon

Drafted by me,

vill - Baniyakhari, Uchubagan, Dabasal
2. Metiser, Darjeeling
Advocate, Siliguri
NB-1416/81

সুস্মিতা প্রসাদ

(পিতা) - L. সুস্মিতা প্রসাদ

(মাতা) - কবিচাম্পাই মল্লিক

(স্বাক্ষর) - এজিলালি (w.B)



Narendra Ch. Gam

Finger Prints of _____

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

Narendra Ch. Gam
Signature



सुभाष राव

सुभाष राव

Finger Prints of _____

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

सुभाष राव
Signature



Finger Prints of _____


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

Signature

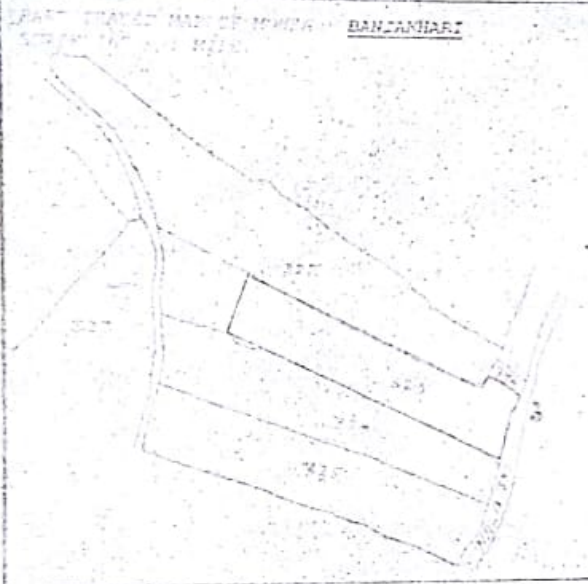


Finger Prints of _____

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

NAME OF THE PURCHASER	SITE PLAN	NAME OF THE SELLER
NARENDRA CHANDRA GARG & SRI YOGRAJ GARG 169, SEVTOKE ROAD, SILIGURI P.O. & P.S. SILIGURI DIST. DARJEELING	N 	SRI SUKU ORAON S/O LITE FAGU ORAON BANIAKHARI LICHUBAGAN P.O. & P.S. MATIGARA DIST. DARJEELING

SCHEDULE OF LAND				
MOUZA & I.L. No.	SHEET No.	KHATAN No.	PLOT No.	AREA OF LAND
BANI KHARI - 55		73 (NEW)	323-P-(NEW) 35-P-(OLD)	2.31 - KRE



PROPOSED AREA SHOWN THIS: <input type="checkbox"/>	
AREA BOUNDED BY:	
N	LAND OF CHANDU ORAON & S.K. ORAON
S	LAND OF RAJESH ORAON & RAJU ORAON
E	GOVT. NALA
W	LAND OF PURNIMA ORAON



NOT TO SCALE

[Handwritten Signature]
SIGNATURE OF THE SELLERS

[Handwritten Signature]
P. Scha