

Handwritten signature or name, possibly 'W. H. Chason'.



Handwritten notes and signatures above the main title.

DEED OF CONVEYANCE

Small printed text, likely a notice or disclaimer.

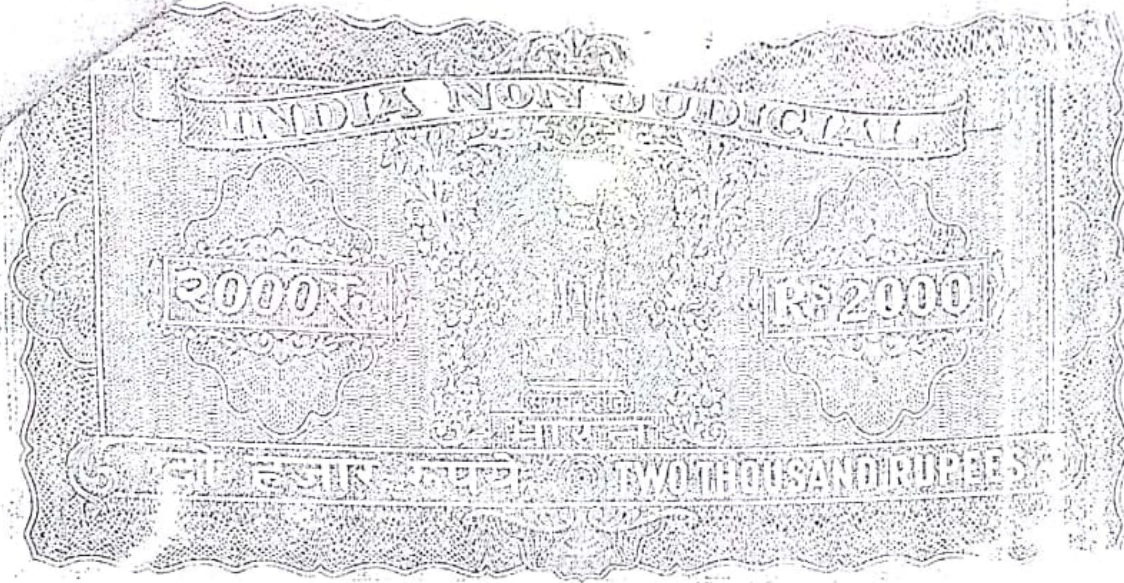
Whichever notice...
is exempt from...
stamp duty...
Act 1999 Schedule M...

Small printed text, possibly a date or reference number.

Handwritten text and signature at the bottom left.

30/6/09

2000RS



THIS INDENTURE IS MADE ON THIS THE
WEDDAY OF JUNE TWO THOUSAND FOUR

**

*

BETWEEN

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3

By the Rev. of Jitendra Das

SMT. PURNIMA ORAON w/o Sri Rajesh Oraon, Hindu by Religion, House wife by occupation, Resident of Lichu Bagan, Police Station and Post office Matigara, District Darjeeling hereinafter called the PURCHASER (Which expression shall mean and include unless excluded by or repugnant to the context, heirs, executors, administrators, successors, representatives and assigns) of the ONE PART

AND

SRI SUKHU ORAON s/o Late Fagu Oraon Hindu by Religion, Cultivator by occupation, resident of Lichu Bagan, police station and Post office Matigara, District-Darjeeling, here in after called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, administrators, successors, representatives and assigns) of the OTHER PART.

AND

WHEREAS the vendor is the absolute recorded owner in Possession of Agricultural Land Measuring 3.81 acre in Mouza Bania Khari, J.L. no.57 recorded in Khatian no- 73, within Pargana Pathar ghata, P.S Siliguri now Matigara, in the District of Darjeeling.

AND

WHEREAS Since then the vendor has been possessing and enjoying the said land having with permanent heritable and transferable right, title and interest thereon and it is free from all encumbrances, charges whatsoever.

AND

WHEREAS the vendor hereof being in need of money for his own schemes plans have firmly and finally decided to sell and have also offered for sale acres of land out of his of land disclosing the aforesaid facts and declaring the same free from all encumbrances and charges whatsoever.

AND

WHEREAS the purchaser, relying on the aforesaid statements of the Vendor, have agreed to purchase the said land measuring 0.33 acres of land of the Vendor fully described in the schedule appended below (hereinafter referred to as "THE SAID BELOW SCHEDULED LAND" for the sake of brevity) free from all encumbrances and charges whatsoever at or for the price of Rs.2,50,000 (Rupees two lacs fifty thousand) only

AND

WHEREAS the Vendor, considering the price so offered by the purchaser as fair, reasonable and highest in the prevailing market has firmly agreed to sell his said land measuring acres to the purchaser at or for the price of Rs. 2,50,000 (Rupees two lacs fifty thousand) only, free from all encumbrances and charges whatsoever.

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LT
By the
of

NOW THIS INDENTURE OF THE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs.2,50,000 (Rupees two lacs fifty thousand) only, paid by the purchaser this day to the vendor in cash (the receipt whereof the vendor does hereby acknowledge as having received the consideration of his land and the Vendor DOETH discharge to the purchaser from the payment thereof) the Vendor DOETH hereby convey, assign, sell and transfer absolutely and for ever his said below scheduled land and makes over possession thereof unto and in favour of the purchaser TO HAVE AND TO HOLD the same as an absolute estate by the purchaser as absolute owner thereof peaceable and quietly with permanent heritable and transferable right, and without any claim, objection, interference or interruption from the vendor or any person or persons claiming under her subject to the payment of land revenue and other taxes to the Superior landlord of Govt. of West Bengal.

The vendor declares that the interest which he professes to transfer hereby subsists as on the date of these presents and that there exists as on the date of these presents no previous transfer, mortgage, contract for sale or otherwise by the Vendor or any person or persons claiming under him in favour of any other person or party respecting the said below scheduled land and that the property hereby transferred, expressed or intended so to be suffers from no defect of title and that the recitals made herein-above are all true, and in the event of any contrary is proved, the Vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof. —The vendor further covenants with the Purchasers that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof in future, then the vendor shall return to the purchaser the full or proportionate part of the consideration money as the case may be together with an interest at the rate of rupees eighteen percent per annum from the date of such deprivation or dispossession of ownership and the vendor shall also pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain resulting therefrom.

SCHEDULE OF THE LAND

All that piece or parcel of Agricultural land measuring 0.33(zero point three three)acre out of land measuring 3.09 (three point zero nine)acre, appertaining to forming part of Khatian no-73(seventy three)in plot no.323 (three hundred twenty three) of Mouza- BANIA KHARI, J.L.no.55, (fifty five) within pargana- patharghata, police station Matigara, Sub-division Siliguri Addl. District Sub-Registry office Bagdogra, District Darjeeling, and the yearly rent for the said land is Rs.4.00 payable to the govt of West Bengal.

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LT [Stamp] [Signature]
By the son of Jitendra

NORTH- Land of Sitaram Oraon.
SOUTH- Land of Puraima Oraon.
EAST- Land of of Sukhu Oraon.
WEST- Drain.

Within boundary land measuring 0.33 acre is hereby sold, as shown as delineated by RED border lines in the map or plan annexed herewith forming part of these present.

IN WITNESS WHEREOF the vendor set his hand on this Deed of sale the day, month and year first above written.

Witnesses:

1 Jitendra Oraon
s/o Balusu Oraon
1 Jitendra Oraon
1 Jitendra Oraon
1 Jitendra Oraon
1 Jitendra Oraon
1 Jitendra Oraon

Drafted by me and
Computerised in my Chamber
Sukumar Ghosh
(Sukumar Ghosh)
Deed Writer
Licence No. 9/1984.
Siliguri

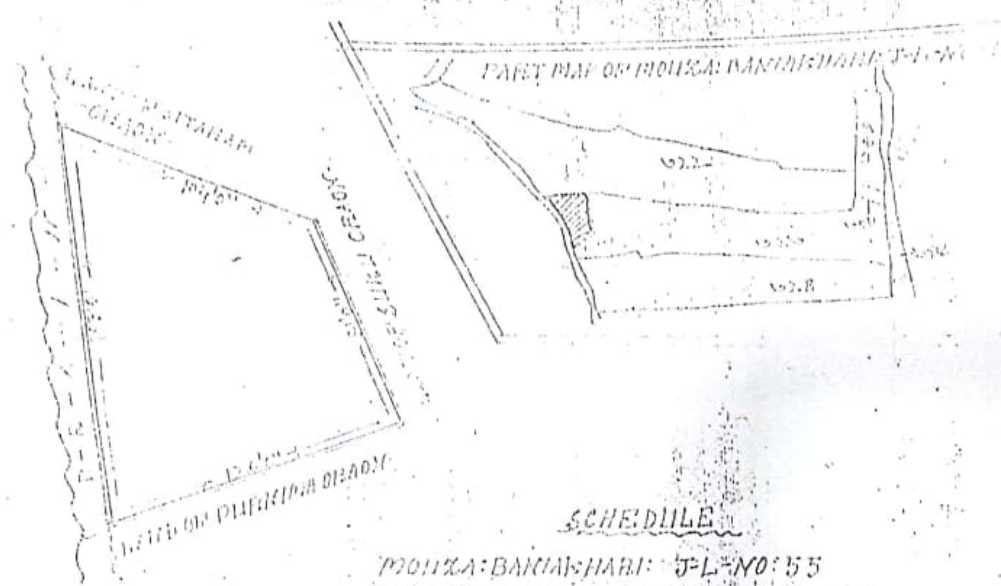
Sukumar Ghosh
Sukumar Ghosh
Sukumar Ghosh

PLAN SHOWING THE LAND SOLD

NAME OF PURCHASER
 SHRI HANU ORAOY
 NO-321-BAGELSH ORAOY
 OF LICHIBAGAN PATIGARA
 P-S PATIGARA DIST-DARJEELING

NAME OF SELLER (V) P
 SHRI SURESH ORAOY
 NO-321-BAGELSH ORAOY
 OF LICHIBAGAN PATIGARA
 P-S PATIGARA DIST-DARJEELING

SCALE 1:50



SCHEDULE

MOUXA BANJASHARI T-L-NO: 55
 P-S PATIGARA DIST-DARJEELING
 KH-NO-73 : PLOT-NO-321(PART)
 PURCHASED AREA: 0.33 DEC=1-BIGHAS
 SURROUNDED BY RED DEMARCATION

By the Report of *Shri Hanu Oraoy*
 By the Report of *Shri Suresh Oraoy*

SIGNATURE OF SELLER