

15930 4.12.07

21 2817



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 832629

PERMITTED  
SELL / EXCHANGE / GIFT  
LAND IN CASE NO. 11/2006-07

894000

23  
A 9823/-  
PF 10.00 in CR.

PERMITTED  
SELL / EXCHANGE / GIFT  
LAND IN CASE NO. 11/2006-07

REVENUE OFFICER  
UNDER CHAPTER A OF P.B.L.R.  
ACT, 1955, SIKKIM

23  
A 7823  
9919  
4/14/2007

काशीबाबु ठाकुर

**DEED OF CONVEYANCE**

Admissible under rule 21 of the Stamp Act, 1899 Schedule I A. Stamp duty not request of fees Paid.

A-24475/-  
Adal. Dist-Sub Registrar  
Bagdogra-II at Bagdogra, Dist - Darjeeling.

Stamp duty payable as per  
Setforth Value Rs. 44,700/-  
due to Urgent necessity Said duty  
Make up by N. J. Stamp of Rs. 5000/-  
and by Bank Draft, Bankers Cheque of Rs. 39,700/-  
of S. B. I. 239762-14/11/07  
Branch bearing No. 14/11/07

31190000  
8940000  
22250000  
24475/-  
20.12.07

s/s 2 (9) b of I. S. An  
A. D. S. R. Bardoga



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A1832630

Stamp Duty Re 1,42,440/-  
Paid by Bank Draft / Bankers  
Cheque of S. B. I. Sls. Court Branch, Belur  
dt. 20/12/07 and Regn. Fee 844576  
Paid Rs. 24475/- vide Xerox Receipt  
20/12/07

काशीबा 3214

*[Signature]* 20/12/07  
Addl. Dist-Sub Registrar  
Silliguri- II at Bagdogra, Dist - Darjeeling.

**DEED OF CONVEYANCE**

*[Handwritten signature]*



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832631

3

**DEED OF CONVEYANCE**

काशीला उरॉव

*ReBansal*



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832632

वासुदेवा प्रसाद

4

DEED OF CONVEYANCE

Debnath



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832633

पश्चिम बंगाल

5

**DEED OF CONVEYANCE**

*DeBnoak*

बाशिला अश्व

THIS INDENTURE IS MADE ON THIS THE 24<sup>th</sup> DAY OF NOVEMBER, 2007.

**BETWEEN**

**DESCRIPTION OF LAND**  
**LANDE : 1.47 acres.**  
**VALUE : Rs.8,94,000.00**  
**MOUZA: BANIAKHARI, J.L.No.55**  
**Plot No.Old-97, New-325, Khatian No.Old-774, New-227**  
**P.S. - MATIGARA, DIST. DARJEELING**

**SRI NARENDRA 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's PAN is ADAPG6142Q.

**AND**

**SRI BASELA ORAON**, Son of Late Jhari 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 absolute owner of land measuring 5.32 acres situates within Mouza BANIAKHARI, J.L.No.55, Part of Plot No.Old-97, New-325 of land measuring 1.47, New-439 of land measuring 0.48 acres and New-352 of land measuring 3.37 acres, Khatian No.Old-20, 774, New-227, Pargana Patharghata, under P.S. Matigara, District Darjeeling by virtue of a registered Deed of Gift being No.2503 for the year 2006 and law of inheritance and thereafter the Vendor has got mutated his name vide M.C.No.362/IX/II/BLLRO/MTG/06 dated 8.6.2006 and also opened a New Khatian in the name of Vendor with respect of the said land, having permanent, heritable and transferable right, title and interest therein.

**AND WHEREAS** the Vendor has got permission for selling the below schedule 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.1532/1(2)/B.C.W.Project dated 8.11.2007 in favour of the Vendor.

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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 1.47 acres disclosing the aforesaid facts and declaring the same free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser hereof relying on the aforesaid statements of the Vendor have agreed to purchase the aforesaid land measuring 1.47 acres as fully described in the schedule below at or for the price of Rs.8,94,000.00 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.8,94,000.00 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.8,94,000.00 paid by the Purchaser to the Vendor (out of which the sum of Rs.2,01,000.00 by cheque being No.037899 dated 12/7/2006 already paid as an advance and remaining amount of Rs.6,93,000/- paid by Cheques being Cheque No.063097 dated 9/11/2007 on Centurian Bank of Punjab Limited, Hill Cart Road, Silliguri ( 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

*Debasak*

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.

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL OF vacant land measuring 1.47 acres situates within Mouza BANIAKHARI, J.L.No.55, Part of Plot No.Old-97, New-325, Old Khatian No.20, 774, New Khatian No.227, 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 Sanchar Oraon;  
 South : Sold Land of Bigu Munda;  
 East : Nala;  
 West : Land of B.K.Motor & others;

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. ओमप्रकाश प्रसाद  
 पिता - L. रघुनाथ प्रसाद  
 (पति) कनिष्ठाबाई मदीगड़ा  
 (पति) दामोदर (w.B)
2. Samir Sutta  
 S.haktigarb, Siliguri

दास्तावेज











Drafted by me,  
 Debansak  
 Advocate, Siliguri  
 17/6/81



Finger Prints of \_\_\_\_\_

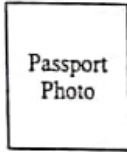


Navendra C. Gang.

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

Navendra C. Gang.  
Signature

Finger Prints of \_\_\_\_\_













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

Signature



आशीश कुमार

Finger Prints of \_\_\_\_\_

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Left Hand					
Right Hand					

आशीश कुमार

Signature

Finger Prints of \_\_\_\_\_



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

Signature

NAME OF THE PURCHASER

SARENDRA CHANDRA GARG  
SRI YOGRAJ GARG  
59, SEVOK ROAD, SILIGURI  
P.O. & P.S. SILIGURI  
DIST. DARJEELING

SITE PLAN

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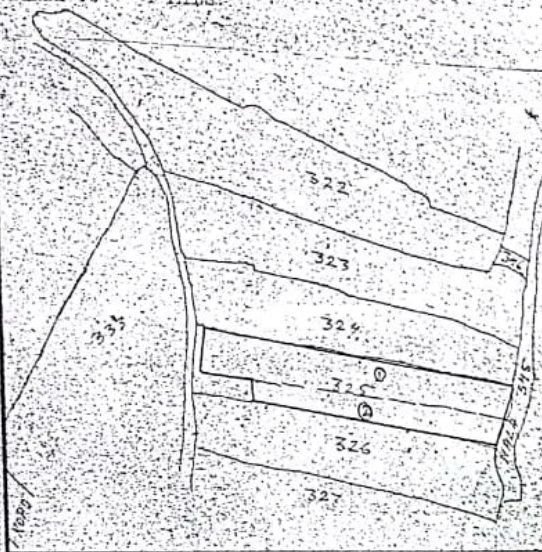
NAME OF THE SELLER

1) SRI SANICHAR ORAON  
S/O LATE SOHARU ORAON  
2) SRI BASELA ORAON  
S/O LATE JHARI ORAON  
BANLAKHARI, LICHUBAGAN  
P.O. & P.S. MATIGARA  
DIST. DARJEELING

SCHEDULE OF LAND

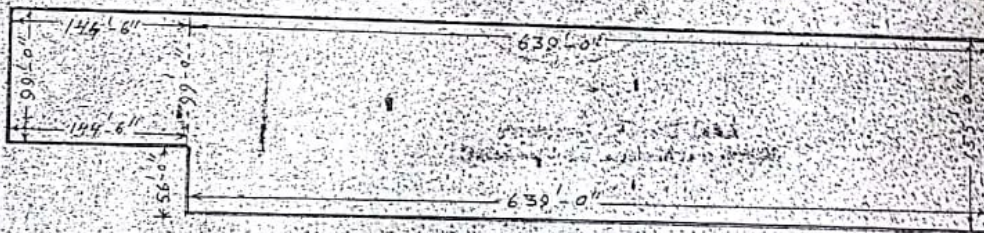
MOUSA & J.L. No.	SHEET No.	KHATAN No.	PLOT No.	AREA OF LAND
BANLAKHARI - 55		60 (NEW) 724 (NEW)	97 - (OLD) 325 - P - (NEW) 325 - P - (NEW)	1.13 - ACRE 1.47 - ACRE

PART TRACED MAP OF MOUSA - BANLAKHARI  
SCALE 16" = 1 MILE



PROPOSED AREA SHOWN THUS:

AREA BOUNDED BY	
N	LAND OF RAJESH ORAON & RAJU ORAON
S	LAND OF BIGU MUNDA
E	GOVT. NALA
W	LAND OF B. K. MOTOR



SCALE - 1" = 100'

*Handwritten signature*

SIGNATURE OF THE SELLERS

DRAWN BY: *Handwritten name*