

1-211465 13/3/06

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23
A-43891-
P-13/3/06

450,000
27,000
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3,000

Stamp duty assessed Rs.
Stamp duty required Rs.
Stamp duty paid Rs.
Stamp duty Rs.

Manika
Shree 40000
4389
13/3/06

3000/-
23/03/06

Stamp duty on the
affix stamp duty of Rs.
has been realized by the Bank. Bank
using the Stamp.

CA/11/0108
23/125

CONVEYANCE (SALE DEED)

23-3-06

16
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Stamp duty on the
affix stamp duty of Rs.
has been realized by the Bank. Bank
using the Stamp.

Stamp duty assessed Rs.
Stamp duty required Rs.
Stamp duty paid Rs.
Stamp duty Rs.

23-3-06

Addl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

23/7/06

450,000
400,000
50,000

550
2306

Date : 14.02.2006

Saroj Chhetri
Chandbar Jote

NON JUDICIAL STAMP WORTH RS 24,000 /
(Rupees twenty four thousand)Only

STAMP HEAD CLERK ✓
SILIGURI TREASURY-II

AlaniKa

Shrestha

Adv. J. S. Sub-Registrar
Sik. H. Bagdogra, Darjeeling

Manila Shrother

ॐ नमो भगवते वासुदेवाय
 श्रीकृष्णाय नमः
 श्रीगुरुभ्यो नमः
 श्रीगणेशाय नमः

P.O. ...
 Dist. ...
 By Cash ...
 Prof. ...

Bably Saha
 18/01/2020
 P.O. 18/01/2020
 Dist. 18/01/2020
 Cph. 18/01/2020
 18/01/2020

13/3/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

147915

Manika Shastri

2

CONVEYANCE (SALE DEED)

12
Dingra
12/12



No 540

Date : 14.02.2006

Paid to :

Saroj Chhetri

Chandbar Jote

NON JUDICIAL STAMP WORTH RS 24,000 /
(Rupees twenty four thousand)Only

[Signature] 14/2/06

STAMP HEAD CLERK
SILIGURI TREASURY-II

CONVEYANCE (SALE DEED)



[Signature] 14/2/06



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

147916

Manika Shrestha

3

CONVEYANCE (SALE DEED)



hb
Dhiman
m h

मुद्रांकित-147916
मार्ग-147916

No 540

Date : 14.02.2006

Paid to :

Saroj Chhetri

Chandbar Jote

NON JUDICIAL STAMP WORTH RS 24,000 /
(Rupees twenty four thousand)Only

Om 14/2/06

STAMP HEAD CLERK
SILIGURI TREASURY-II

CONVEYANCE (SALE DEED)



Adl. Dist. Sub-Registrar
Siliguri, West Bengal

1373/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

147917

Manika Shrestha

4

CONVEYANCE (SALE DEED)

hb
Prakash
m

10/10/2017
10/10/2017

No 540

Date : 14.02.2006

Paid to :

Saroj Chhetri

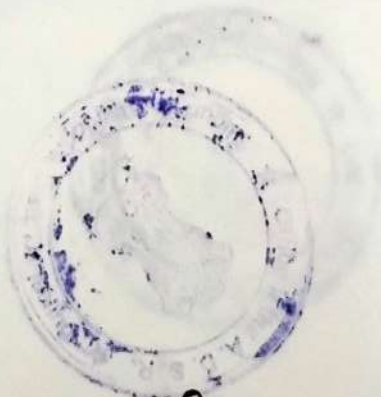
Chandbar Jote

NON JUDICIAL STAMP WORTH RS 24,000 /
(Rupees twenty four thousand)Only

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14/2/06

STAMP HEAD CLERK
SILIGURI TREASURY-II

CONVEYANCE (SALE DEED)



Sub-Registrar
Siliguri

[Handwritten Signature]
13/3/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

147918

Manika Shrestha

CONVEYANCE (SALE DEED)

Handwritten signature and initials.



Handwritten text at the bottom of the page, possibly a date or reference number.

No 540

Date : 14.02.2006

Paid to :

Saroj Chhetri

Chandbar Jote

NON JUDICIAL STAMP WORTH RS 24,000 /

(Rupees twenty four thousand)Only

[Handwritten Signature] 14/2/06

STAMP HEAD CLERK
SILIGURI TREASURY-II

CONVEYANCE (SALE DEED)



Adm. Dist. Sub-Registrar
Sig. II at Siliguri, Darjeeling

[Handwritten Signature] 14/2/06



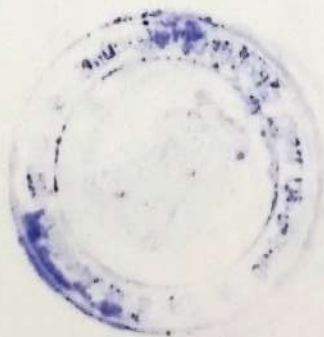
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

147919

Manika Shrestha

CONVEYANCE (SALE DEED)

26
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No 540

Date : 14.02.2006

Paid to :

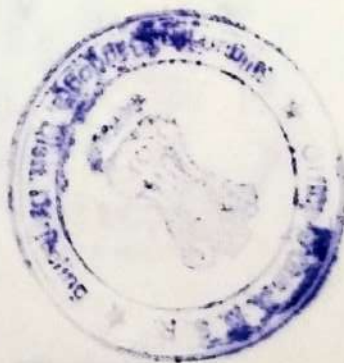
Saroj Chhetri
Chandbar Jote

NON JUDICIAL STAMP WORTH RS 24,000 /
(Rupees twenty four thousand)Only

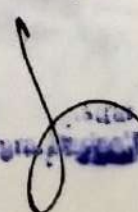
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SILIGURI TREASURY-II

CONVEYANCE (SALE DEED)



Adl. ...
Dtg. II at Siliguri

 18/3/06



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

147920

Manika Shrestha

CONVEYANCE (SALE DEED)

Ms
Prin
not



No 540

Date : 14.02.2006

Paid to :

Saroj Chhetri

Chandbar Jote

NON JUDICIAL STAMP WORTH RS 24,000 /
(Rupees twenty four thousand)Only

[Handwritten Signature] 14/2/06

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SILIGURI TREASURY-II

CONVEYANCE (SALE DEED)



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[Handwritten Signature] 18/2/06



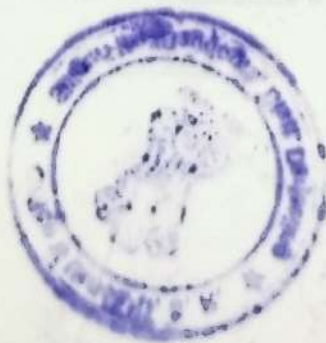
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

147921

Manika Shrestha

8

CONVEYANCE (SALE DEED)



ms
Dhiman
ms

No 540

Date : 14.02.2006

Paid to :

Saroj Chhetri

Chandbar Jote

NON JUDICIAL STAMP WORTH RS 24,000 /
(Rupees twenty four thousand)Only

[Handwritten Signature] 14/2/06

STAMP HEAD CLERK
SILIGURI TREASURY-II

CONVEYANCE (SALE DEED)



Asst Dist. Sub-Registrar
Siliguri

[Handwritten Signature] 13/3/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

147922

Manika Shrestha

9

THIS INDENTURE MADE THIS THE 27/11 DAY OF FEBRUARY, 2006.

BETWEEN

16
Prakash
14/6



No 540

Date : 14.02.2006

Paid to :

Saroj Chhetri

Chandbar Jote

NON JUDICIAL STAMP WORTH RS 24,000 /
(Rupees twenty four thousand)Only

[Handwritten Signature]
14/2/06

STAMP HEAD CLERK
SILIGURI TREASURY-II

THIS INDENTURE MADE THIS THE 14th DAY OF FEBRUARY, 2006.

BETWEEN



13/3/06

Manika Shrestha

AREA - 5 Kathas or 0.0825 Acres.

PRICE - Rs.4,00,000.00

Plot No.1224 (Part)

Khatian No.269,

J.L.No.71, **Mouza** BARAMOHAN SINGH,
P.S. MATIGARA, Dist. Darjeeling.

SRI SAROJ CHHETRI Son of Late Chandra Bahadur Chhetri, Hindu by religion, Business by occupation, resident of Chandbarjote, P.O.Kadamtala, P.S. Matigara, District Darjeeling, **hereinafter called the PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors representatives, administrators and assigns) of the One Part.

AND

SMT. MANIKA SRESHTA, Wife of Sri Tulsiman Sreshta, Hindu by religion, Housewife by occupation, resident of Balratiasal, P.O. New Rangia, P.S. Matigara, District Darjeeling, **hereinafter called the VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns) of the Other Part.

WHEREAS the Vendor is the sole and absolute owner of land measuring 1.36 acres, Plot No.686, Khatian No.35, J.L.No.71, Touzi No.91, within Mouza Baramohan Singh, Police Station Matigara, District Darjeeling by virtue of Deed of Sale being Deed No.2662, Book No.I, Volume No.36, Pages 176 to 178, dated 17.3.1975 registered at Sub Registry Office, Siliguri executed by Sri Dil Bahadur Chhetri, S/o Late Ganesh Bahadur Chhetri of Baromohan Singh Jote, Siliguri, District Darjeeling and thereafter opened a new Khatian with respect of the said land in the name of Vendor being recorded in New Khatian No.261, New Plot No.1224 of land measuring 1.00 acres and Plot No.1225 of land measuring 0.36 acres and the Vendor since the date of acquired has been physically possessing and enjoying said land uninterruptedly, and having permanently heritable right, title and interest therein, free from all encumbrances and charges whatsoever.

Pr
msh

Manika Shrestha

AND WHEREAS the Vendor being in need of money for his family expenses has offered to sell of the land measuring 5 Kathas or 0.0825 acres out of aforesaid land as fully described in the schedule below land free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser being in a plot of land and has accepted the offer of the Vendor and agreed to purchase the below scheduled land from the Vendor and offer the price the sum of Rs.4,00,000.00 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 according to prevailing market rate have agreed to sell the below schedule land at or for the price of Rs.4,00,000.00 only free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance, agreement and also inconsideration of Rs.4,00,000.00 only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby acknowledge as having received) the Vendor doth hereby grant convey, assigns sale and transfer absolutely unto the Purchaser all his right, title and interest in the aforesaid plot of land more fully described in the schedule below free from all encumbrances together with all right, title, liberties, priviledges easement, appendies and appertenances belonging to or appertaining to belong the said property transferred or expressed or intended so to be TO HAVE AND TO HOLD the same subject the payment of rent to the superior landlord the State of West Bengal.

THE VENDOR doth hereby covenant with the Purchaser that the right, title and interest which the Vendor professes to transfer subsists as on the date of these presents and the Vendor has full authority to transfer the property hereby conveyed or intended so to be and the Vendor or any person or persons claiming under them shall and will at all time hereafter at the request and cost of the Purchaser doth executed or cause to be done or executed all such acts, deeds and matters and things whatsoever for further and more effectually assuring the title, enjoyment and possession of the Purchaser therein as may be required.

nb
Prin
and

THE VENDOR covenant with the Purchaser that there exist no subsisting charges, decree, mortgage, attachment or any encumbrances on the property hereby conveyed or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, decree, mortgage, attachment and encumbrances, the Vendor shall be liable to compensate adequately the Purchaser for the loss and injury sustained by the Purchaser in consequences thereof or for any defect of title or for any act done or suffered to be done by the Vendor in and with respect to the property hereby transferred, the Purchaser are deprived of the possession of the same or any part thereof the Vendor shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be with interest at the rate of 9% per annum from the date of such deprivation AND the Vendor further covenant with the Purchaser that they have not entered into any binding contract with any other person or persons to sell or transfer in any way any interest or right in the property hereby conveyed or expressed or intended so to be described in the schedule below and that there exist no such contract of sale at the date of these presents and in the event of discovery of any such contract of sale or transferred with regard to the property conveyed or any part thereof existing at the date of these presents or any of the recitals made therein by the Vendor is found to be false, the Vendor shall be liable under the law and shall compensate adequately to the Purchaser for the loss and injury sustained by the Purchaser in consequence thereof.

SCHEDULE

Sh. Prasad
ALL THAT PIECE OR PARCEL of vacant Land measuring 5 Kathas or 0.0825 acres, within Mouza Baramohan Singh, J.L.No.71, Touzi No.91, Pargana Patharghata, recorded in New Khatian No.269, Plot No.1224 (Part), Police Station Matigara, Addl. District Sub Registry Office Bagdogra, Sub Division Siliguri, District, Darjeeling, the proportionate annual rent for the demise Plot of Land is Rs.2/- payable to the Superior Landlord the Govt. of West Bengal. The same is butted and bounded as follows :

By the North: Land of Sri Rajen Thakuri;
By the South: 12'-0" wide Private Road;
By the East : Government Reserved Land;
By the West : Land of Vendor proposed to be sold to Sri S.K.Dewan;

Manika Shrestha

The land hereby sold is delineated in the attached Sketch Map demarcating the area by **RED** borders and the sketch map shall always be treated as part of these presents.

IN WITNESS WHEREOF the abovenamed Vendor doth hereunto set and subscribed her hand on the day, month and year first above written.

WITNESSES

1. *[Handwritten signature]*
i. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

2. Kreshna Kumar Chhetri
8th late A. B. Chhetri
N.H. Chandbaryote
P.O. Radamtale
get Dated 1st

Drafted by me and
Typed in my office.

[Handwritten signature]
(ANIL BISWAS)
Advocate, Siliguri

Enrollment NO. WB-440/87

FINGER PRINTS OF-----



Manika Shrestha

Manika Shrestha

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Manika Shrestha

SIGNATURE



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE



Sonaj Chhetri

Sonaj Chhetri

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sonaj Chhetri

SIGNATURE



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LEFT HAND					

registered in I
 Book No. 624
 197 to 208
 ing No. 2752
2006
 for the Year

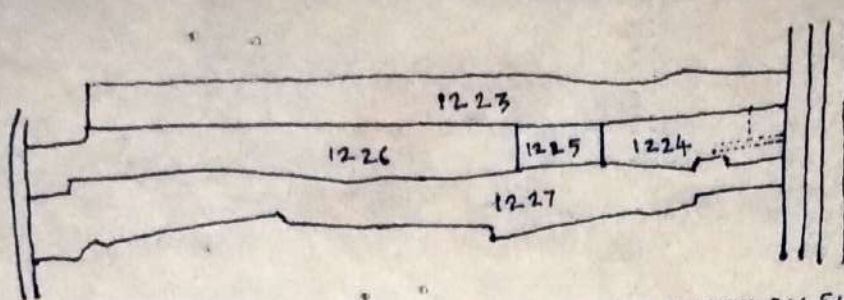


Additional Registrar
 Sig. II at Dargah, Dargah

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Mr. Puri-Sub Registrar,
 Dargah, Dargah
 28-01-09



PART TRACE MAP OF MOUZA BARA MOHAN SING JL NO 71.
SHEET NO 2. PS. MATIGARA. DIST. DARJEELING. SHOWING
THE SITE PLAN OF RAIYAT LAND PROPOSED TO BE SOLD: -

SCHEDULE OF LAND: -

MOUZA	JL NO	SHEET NO	KHT. NO	PLOT NO	AREA IN AC.
BARA MOHAN SING	71	2	269	1224(PART)	0.0825 ACRE

5 (FIVE KATHA)

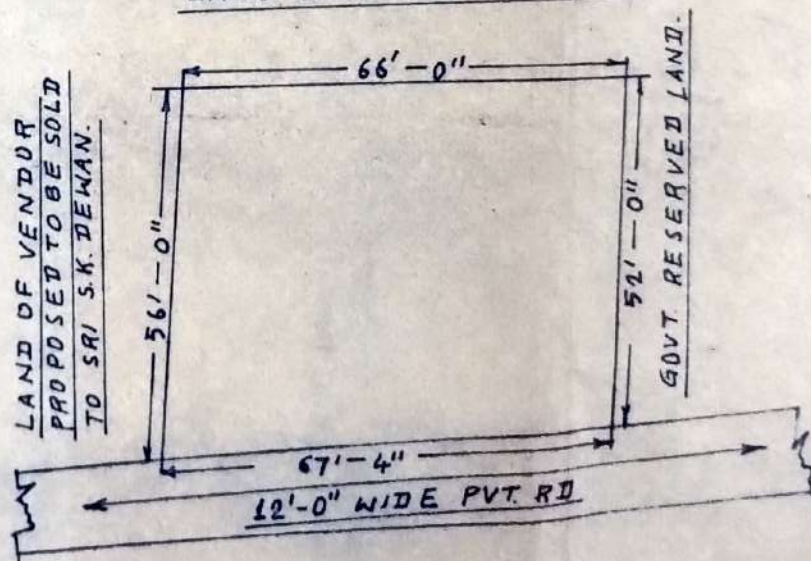
LAND PROPOSED TO BE SOLD SHOWN IN RED
MARK. SITE PLAN AS PER POSSN.

SCALE 1" = 25'-0"

NAME OF SELLER: -
SMT. MANIKA SRESHTA.
W/O SRI TULSIMAN SRESHTA.
OF BAI RATISAL. P.O. NEW RANGIA.
P.S. MATIGARA. DIST. DARJEELING.

NAME OF PURCHASER: -
SRI SAROT CHHETRI.
S/O LATE CHANDRA BAHADUR CHHETRI.
OF CHANBARTOTE.
P.O. KADAMTALLA.
P.S. MATIGARA.
DIST. DARJEELING.

LAND OF SRI RAJEN THAKURI.



✓ Manika Shrestha

SIGNATURE OF SELLER: -

DRAWN BY: Amin 4/2/06.