

5140 4.9.06

7658



1130 पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

166872



Sabiteci Chhetri

23
A 1089.00
PF 10.00 in CTS



Manika Shrestha

Sabiteci Chhetri

Manika Shrestha

450.00
2700
9000
18000

DEED OF SALE (CONVEYANCE)

Phs

Stamp duty of 5% or less not required
under the Indian Stamp
Act 1899 Schedule III
23

A 3850.00

Addl. Dist. Sub-Registrar
Dist. Darjeeling
21/12/06

received that the Transferee
has paid duty of 5200
to the Revenue & to Bank
20/12/06 201635

49506
Addl. Dist. Sub-Registrar
Dist. Darjeeling
Contd... P/2...

4500.00
100000
350000
3850
21/12/06

7708

29-05-2006

Smt. Sabitri Chhetri

Chandbarjole

24/05/06
 Manika Shrestha

Manik Shrestha



9605
 4/9/06

Manika Shrestha

Manik Shrestha

w/o
 Julai man Shrestha
 Shanti
 SLG. Matigara
 Kandiwa Naxalbari
 Dist. Darjeeling
 Hindw



Md. Saleman



Kt Md. Pahari
 Chandbarjole

SN: SICOR SMD
 S/o Late Md. Pahari
 Chandbarjole,
 Kademtale

4/9/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

166873

18,000/-
 Stamp Duty Rs ...
 Paid by a Bank Draft / Bankers
 Cheque of S. B. I. Court Branch Beles/012
 dt. 18/12/06 and Regn. Fee 840897
 Paid Rs. 9850/- Vide Misc Receipt
 No. 21/12/06
 Addl. Dist. Sub-Registrar
 No. 11, Bagdogra, Darjeeling

Manika Surtta

With respect to Vacant land, measuring 5 (five) kattha or 0.0825 (zero point zero eight two five) acre.

Cost of land : Rs.1,50,000/- (Rupees one lakh fifty thousand only)

Mouza : Baramohan Singh

J.L. No. : 71 (seventy one)

Plot No. : 686 (six hundred eighty six) (R.S.) - Part
 1224 (twelve hundred twenty four) (L.R.) - Part

Khatian No. : 269 (two hundred sixty nine) (L.R.)

P.S. : Matigara

District : Darjeeling (West Bengal)

[Signature]

18/12/06-02 3:16 PM
 18/12/06-02 3:16 PM

Contd...P/3...

29-05-2006

Chandbarjoti

Stamp
U. S. Office

Stamp Duty Rs. 1000
by a Bank of India
of 25.11.1944
and Rs. 1000
Vidya Sagar
1944

0.0825 (zero point zero eight two five) acre
 5 (five) katha or
 1/2 (one half) acre



Add Dist. Sub-Registrar
Sig. II at Bagdogra. Darjeeling.

Registrar
S. Darjeeling



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

166874

-: 3 :-

Manika Shrestha

THIS INDENTURE OF SALE made on this, the ~~30th~~ day of June Two Thousand Six at Siliguri ;

BETWEEN

SMT. SABITRI CHHETRI, wife of Sri Soraj Chhetri, hindu by religion, housewife by occupation, resident of Chandbarjote, P.O. Kadamtala, P. S. Matigara, Sub-division Siliguri, Distt. Darjeeling, West Bengal, hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators, and assigns) of ONE PART ;

AND

SMT. MANIKA SHRESTHA, wife of Sri Tulsiman Shrestha, hindu by religion, service by occupation, resident of Shantipur, P.O. Kadamtala,

Manika

Contd...P/4...

7710

29-05-2006

Smt. Sabitri Chhetri

Chandbarjote

Vol. 27

Sub-Registrar
Office of the Sub-Registrar
Bagdogra, Darjeeling

2006

THIS INDENTURE OF SALE made on this, the 29th day of June
Two Thousand Six at Siliguri

BETWEEN

SMT. SABITRI CHHETRI, wife of Sri Sany Chhetri, Hindu by religion,
housewife by occupation, residing at Chandbarjote, P.O. Kadamata,
P.S. Matigara, District Darjeeling, West Bengal,
hereinafter called the Vendor (which expression shall mean and
include under the said Vendor, her heirs, executors, administrators, and assigns) of
ONE PART.



SMT. MANIKA SHRESTHA, wife of Sri Tularam Shrestha, Hindu by
religion, service by occupation, residing at Siliguri, P.O. Kadamata,

Cond. 104

Sub-Registrar
Office of the Sub-Registrar
Bagdogra, Darjeeling

29/5/06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

166875

-: 4 :-

Manika Shrestha

P. S. Matigara, Distt. Darjeeling, West Bengal, 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 ANOTHER PART ;

AND

WHEREAS the VENDOR is a recorded owner of a piece of land, measuring 5 (five) kattha or 0.0825 (zero point zero eight two five) acre, pertaining to R.S. Plot No.686 (six hundred eighty six), corresponding L. R. Plot No.1224 (twelve hundred twenty four), situated in Mouza Baramohan Singh, J. L. No.71 (seventy one), Pargana Pathar-gkata, Distt. Darjeeling, West Bengal, which the VENDOR acquired by virtue of purchase from Sri Dil Bahadur Chhetri, son of late Ganesh Bahadur Chhetri of Baramohan Singh Jote, P. S. Matigara, Distt. Darjeeling, West Bengal, vide Deed No.2662 dtd.17-03-1975, which

Contd...P/5...

7718

29-05-2006

Smt. Sabitri Chhetri

Chandbarjole

Value Rs. 500/-

Stamp Vendor
Office Bill

Handwritten vertical text, possibly a date or reference number.

WHEREAS the...
measuring 2 (five...
acre, pertaining to...
bonding L. R. Plot No...
Moona Barmanoh Singh, J. L. No. 11 (seventy one), Pargana Pathar...
ghata, Dist. Darjeeling, West Bengal, which the VENDOR acquired...
by virtue of purchase from Sri Dal Bahadur Chhetri, son of late Ganesh...
Bahadur Chhetri of Barmanoh Singh Jote, P. S. Mangura, Dist...
Darjeeling, West Bengal, vide Deed No. 3662 dated 17-03-1975, which



land...
owner of a piece of land...
zero point zero eight two five...
six hundred eighty six, corres...
c hundred twenty four, situated in...
Pargana Pathar...
ghata, Dist. Darjeeling, West Bengal, which the VENDOR acquired...
by virtue of purchase from Sri Dal Bahadur Chhetri, son of late Ganesh...
Bahadur Chhetri of Barmanoh Singh Jote, P. S. Mangura, Dist...
Darjeeling, West Bengal, vide Deed No. 3662 dated 17-03-1975, which

Handwritten signature and date 29/5/06.

7712

29-05-2006

Smt. Sabitri Chhetri

Chandbarjole

Stamp Vendor
S. B. Office Billa

AND



Addl. Dist. Sub-Registrar
Sig. II at Dooars, Garo, Khasi & Jaintia Hills

20/6/14



पश्चिम बंगाल WEST BENGAL

166877

- 6 -

Manika Shrestha

facts and statement of the VENDOR and also being interested in purchasing the above said piece of land, measuring 5 (five) kattha or 0.0825 (zero point zero eight two five) acre, the detail of which is described in the SCHEDULE OF LAND below and for sake of brevity herein after referred to as "below scheduled land", offered the price of below scheduled land a sum of Rs.1,50,000/- (Rupees one lakh fifty thousand only), free from all encumbrances and charges whatsoever ;

AND

WHEREAS the VENDOR, considering the price of below scheduled land, so offered by the PURCHASER, as reasonable and highest in view of the prevailing market, agreed to sell the below scheduled land in favor of the PURCHASER at said price, a sum of Rs.150,000/- (Rupees one lakh fifty thousand only), and the below scheduled land is hereby transferred in favour of the PURCHASER in the manner as appearing here-in-under free from all encumbrances and charges whatsoever.

[Signature]

Contd...P/7...

7713

29-05-2006

Smt. Sabitri Chhetri

chandbarjole.

Stamp

1 2 3 4 5 6 7 8 9 10 11 12

intended action

facts and statement of the VENDOR and also being interested in purchasing the above said piece of land, measuring 2 (five) Katha or 0.0825 (zero point zero eight two five) acre, the detail of which is described in the SCHEDULE OF LAND below and for sale of property herein after referred to as "below scheduled land", offered the price of below scheduled land a sum of Rs. 1,50,000/- (Rupees one lakh fifty thousand only), free from all encumbrances and charges whatsoever;

AND

WHEREAS the VENDOR, being the owner of the above said piece of land, so offers the same for sale to the below scheduled view of the Government and the Government of West Bengal, and in favor of the Government of West Bengal, and the below scheduled land (Rupees one lakh fifty thousand only), and the below scheduled land is hereby transferred to the PURCHASER in the manner as appearing here-in from all encumbrances and charges



Registrar, District of West Bengal

29/5/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

166878

-: 7 :-

Manika Shrestha

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of price of below scheduled land, a sum of Rs.1,50,000/- (Rupees one lakh fifty thousand only), paid in cash by the PURCHASER to the VENDOR, the receipt whereof VENDOR does hereby acknowledge as having fully received the sale consideration money of below scheduled land and grant full discharge to the PURCHASER from the payment thereof, the VENDOR does hereby grant, convey, sell, assign and transfer the below scheduled land, as fully described in the Schedule of Land below, unto and in favour of the PURCHASER and also makeover possession of the below scheduled land together all rights, title, interests, liberties, easements, privileges, appendices etc. whatsoever belonging to or in any way appertaining to the below scheduled land in favour of the PURCHASER absolutely forever TO HAVE AND TO HOLD the same as an absolute estate and owner thereof by the PURCHASER, peaceably and quietly with permanent,

[Signature]

WITNESSETH
and the said land is

Contd...P/8...

7714

29-05-2008

Smt. Sabitri Chhetri

Chandbarjoli

Stamp

19/05/08

INDIA NON JUDICIAL

WEST BENGAL



NOW THIS INDENTURE WITNESSETH that in pursuance of the
aforesaid offer, acceptance and in consideration of price of below
scheduled land, a sum of Rs. 1,50,000/- (Rupees one lakh fifty
thousand only) paid in cash by the PURCHASER to the VENDOR,
the receipt whereof VENDOR does hereby acknowledge as having
fully received the consideration money of below scheduled
land and grant conveyance from the payment
thereof the PURCHASER has fully described in the Schedule
of the PURCHASER and also
included land together all rights,
privileges, appurtenances etc.
whatsoever belonging to the PURCHASER absolutely forever TO
HAVE AND TO HOLD the same as an absolute estate and owner
thereof by the PURCHASER

Additional Sub-Registrar
Bardhaman, West Bengal

19/05/08



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

166879

-: 8 :-

Manika Shrestha

heritable and transferable right, title and interest and without any interference or interruption from the VENDOR or any person or persons claiming under her subject to the payment of rent/taxes etc. to the superior land-lord, the Government of West Bengal.

The VENDOR does hereby also declare that the interest which the VENDOR profess to transfer hereby subsists on the date of these presents and there exists no previous transfer, mortgage, contract for sale or otherwise by the VENDOR in favour of any other person or persons in respect to the below scheduled land, and the land hereby transferred, expressed or intended so to be does not suffer from 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 be dealt with accordance to the law both civil and criminal as the case may be.

[Signature]

Notarized and attested to this

Contd... P/9...

7715

29-05-2006

Smt. Sabitri Chhetri

chandbarjoli

Value Rs. 500/-

Rs. 500/- x 8 = Rs. 4,000/-

Stamp



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

4/9/06

Shrestha

Manika

-: 9 :-

The VENDOR does hereby also covenant with the PURCHASER that if for any defect of title of below scheduled land or any act done or suffered to be done by the VENDOR, the PURCHASER be deprived of ownership or possession of the below scheduled land or any part thereof in future then the VENDOR shall forthwith return to the PURCHASER the price money of the below scheduled land in full or proportionately as the case may be together with interest at the rate of 18% (eighteen percent) per annum from the date of such deprivation or dispossession and that the VENDOR shall also pay adequate compensation to the PURCHASER for any other loss or injury which the PURCHASER may suffer or sustain resulting there-from.

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL vacant land, measuring 5 (five) kattha or 0.0825 (zero point zero eight two five) acre, included in and forming part of R.S. Plot No. 686 (six hundred eighty six), corresponding L. R. Plot No. 1224 (twelve hundred twenty four), recorded in L.R. Khatian No.269 (two hundred sixty nine), situated in Mouza Baramohan Singh, J. L. No. 71 (seventy one), Pargana Patharghata, falling under the jurisdiction of P.S. Matigara, Sub-Registry Office Siliguri-II at Bagdogra, Sub-division Siliguri, Distt. Darjeeling, West Bengal, delineated with Red Border Line in the Sketch Map/Site Plan annexed herewith and forming part of these presents is sold by this DEED OF SALE(CONVEYANCE).

The said land sold herein is butted and bounded as follow :

In the North :- Sold land of Sri Gajen Singha ;
In the South :- 12' (twelve feet) kutcha road ;
In the East :- Land of Sri Soraj Chhetri ; and
In the West :- Land of Sri Shyam Kumar Dewan.

Shrestha

Contd...P/10...

IN WITNESS WHEREOF the VENDOR, in good health and conscious mind, has set and subscribed her hand on this DEED OF SALE (CONVEYANCE) on the day, month and year first above written.

Manika Shrestha

Signature/LTI of Vendor

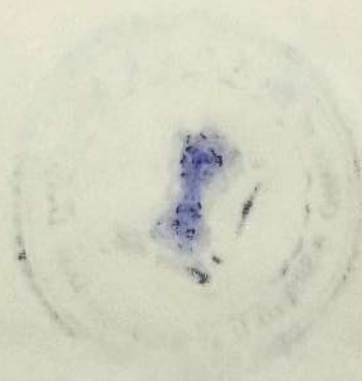
WITNESSES :-

1. SM & S/Corr SM of
S/o Late Md. Pahari
Chandbarjote,
Kademtala, Distt.
Darjeeling
2. Satyabrata Das
S/Oet Srischandra Das
Shirmandir, Kademtala

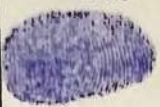
Drafted, read-over and explained by me and typed in my office.

Nir Bahadur Roy

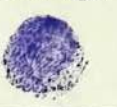
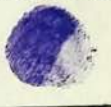
Advocate, Siliguri
Enrl. No.F-364/344/2000.



FINGERS IMPRESSION EXECUTION SHEET

Left	Thumb 	Fore-finger 	Middle-finger 	Ring-finger 	Small-finger 
Right	Thumb 	Fore-finger 	Middle-finger 	Rig-finger 	Small-finger 

Sabitu Chhetu
Signature of Purchaser

Left	Thumb 	Fore-finger 	Middle-finger 	Ring-finger 	Small-finger 
Right	Thumb 	Fore-finger 	Middle-finger 	Ring-finger 	Small-finger 

Monika Shrestha
Signature of Vendor

Left	Thumb	Fore-finger	Middle-finger	Ring-finger	Small-finger
Right	Thumb	Fore-finger	Middle-finger	Ring-finger	Small-finger

Signature of

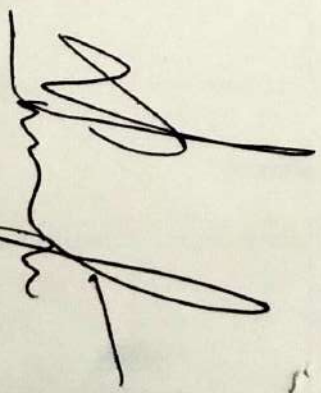
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Right	Thumb	Fore-finger	Middle-finger	Ring-finger	Small-finger

Signature of

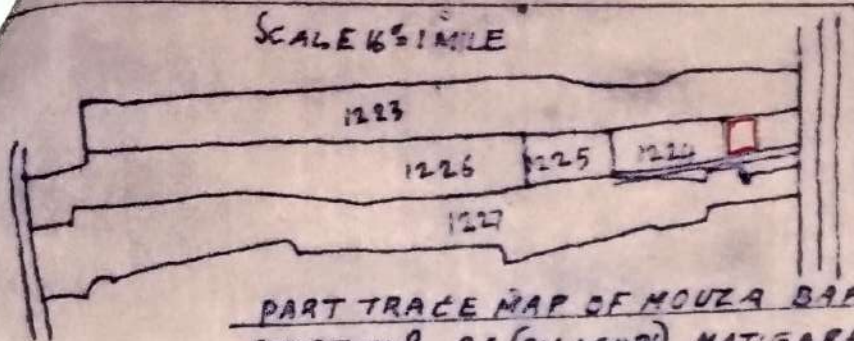
Left	Thumb	Fore-finger	Middle-finger	Ring-finger	Small-finger
Right	Thumb	Fore-finger	Middle-finger	Ring-finger	Small-finger

Registered in
Book No 1
Vol No 182
Pages 141 to 150
Being No 758
for the Year 2006




Addl. Dist. Sub-Registrar,
P.O. at Begolova, Bagalkot

SCALE 1/2 MILE



PART TRACE MAP OF MOUZA BARAMOHANSING JL NO 71
SHEET NO 2. P.S. (SILIGURI) MATIGARA DIST. DARJEELING
SHOWING THE SKETCH MAP OF RAHYAT LAND PROPOSED TO BE
SOLD.

SCHEDULE OF LAND -

MOUZA	JL NO	SHEET NO	KAT NO	PLOT NO		AREA IN A/C
				OLD	NEW	
BARAMOHANSING	71	2	269	686	1224(P)	0.0825 ACRE

LAND PROPOSED TO BE SOLD SHOWN IN THIS

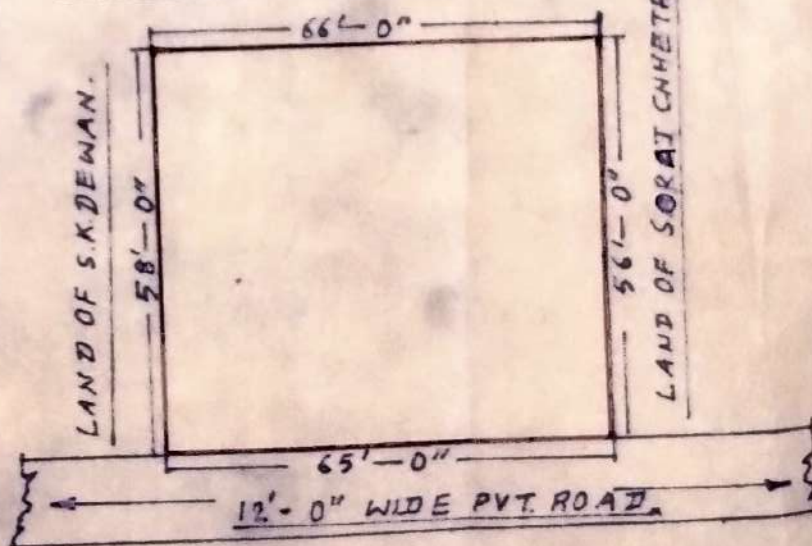
SITE PLAN AS PER THE POSSN.

SCALE 1" = 25' 0"

NAME OF SELLER:-
SMT MANIKA SRE SHTHA
W/O SRI TULSI MAN SRE SHTHA
OF SHIVMANDIR
P.O. KADAMTALA
P.S. MATIGARA.
DIST. DARJEELING.

NAME OF PURCHASER
SMT. SABITRI CHHETRI
W/O SRI SAROJ CHHETRI
OF CHANDBARJOTE
RO. KADAMTALLA.
P.S. MATIGARA.
DIST. DARJEELING.

SOLD LAND OF **GATEN SINGHA**



Manika Shrestha
 Signature of Seller:-

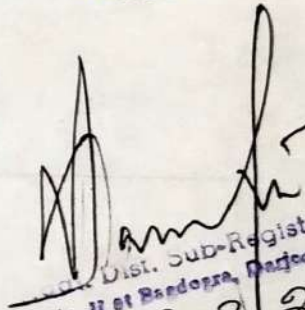
DRAWN BY

[Signature]
 AMN
 29/05/06

Registered in
Book No.....
Vol No..... 188
Pages 141 to 150
Being No..... 76858
for the Year..... 2006



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


Addl Dist. Sub-Registrar,
Sgt. II at Bagdogra, Darjeeling
2.3/2011