

2000Rs.



admissible under Rule 21 duly Stamped (on Exemp
rom or does not require under the
Indian Stamp act, 1899)

Face Paid

Distt. Sub Registrar

Darjeeling

Dated... 30/9/1988

A Fee 374.25

N. Fee 3.60

H Fee 27.50

M/G Fee 4.00

409.35

EXTRACTS

All that piece and parcel of land measuring more or less 8 Bigha and .07 decimal (Eight bigha and seven decimal) under Khatian No. 2/3, Plot Nos. 406 and 421 and Khatian No. 6, Plot No. 434 and Part of Plot No. 430 Pargana Pattharghatta, Mouza Panchanoi J.L. No. 27, Thana Siliguri, Dist. Darjeeling.

Consideration price Rs. 35,000/-

DEED OF SALE

BETWEEN

SHRI PRADEEP SINGH ARORA

... VENDOR

AND

SMT. PURNIMA DEVI AGARWALA

... PURCHASER.

contd. Pg. 2...

Praadeep Singh Arora

66 Oct 6.9.85

Sold to Shri. Pradeep Singh Grover.

Court Fee.

Non Judicial

Legal Practitioner

$2000 \times 1 = 2000/-$
 $500 \times 1 = 500/-$
 $200 \times 2 = 400/-$
 $8 \times 2 = 16/-$

2.916/-

Shri
6/9



Presented for Registration at 11 A.M.
on the 30th Sept 1985

at the Sub. Registrar's Office, Darjeeling
by Pradeep Singh Grover
Signature of Presentator

District Sub-Registrar

Darjeeling

30/9/85

Admitted by
 Shri. S.K. Barua
 Son of Late G.D. Barua
 of Darjeeling Court
 Thana Darjeeling
 District Darjeeling
 By Cause Hindu
 Profession And under

S. K. Barua
9/5/85

Execution is admitted by
 Shri. Pradeep Singh Grover
 Son of Shri. Narendra Singh Grover
 of Lama Rd.
 Thana Darjeeling
 District Darjeeling
 By Cause Hindu
 Profession

Pradeep Singh Grover

409

District Sub-Registrar
 Darjeeling
 30/9/85



-Page 2-

This Deed of Absolute Sale made this the 9th day
of September One thousand Nine hundred Eighty five:

B E T W E E N .

SHRI PRADEEP SINGH ARORA, son of Sri Narendra
Singh Arora, by religion Hindu, by occupation
business, resident of No.2 Lama Building, P.O.
P.S. and District Darjeeling hereinafter called
the VENDOR which expression shall unless excluded
by or repugnant to the context hereof mean and
include his heirs, successors, administrators,
executors, legal representatives and assigns
of the ONE PART:

Contd. Page 3...

Radup Singh Arora

66 at 6.9.85

Sold to Shri

Pradeep Singh Arora.

Court Fee.

Non Judicial

Legal Practitioner.

2.916/-

[Signature]
6/9
TREASURY.





- Page 3 -

A N D

SMT. PURNIMA DEVI AGARWALA, wife of Shri B.L. Agarwala, by religion Hindu, by occupation a house-wife, resident of Sevoke Road, P.O., P.S. Siliguri, District Darjeeling hereinafter called the PURCHASER which expression shall unless excluded by or repugnant to the context hereof mean and include herself, her heirs, successors, administrators, executors, legal representatives and assigns of the OTHER PART:

contd. Page 4...

Radhika Singh Agarwal

66 at 6. 9. 85

sold to Shri.

Pradeep Singh Proa.

Court Fee

Non

Legal Practitioner

2.9/6/-

Encl
6/9
TREASURY.





-Page 4 -

WHEREAS the Vendor abovenamed Shri Pradeep Singh Arora purchased all that piece and parcel of land measuring more or less 3.68 acres comprised under Khatian No.2/3, Plots Nos: 406 and 421 and Khatian No.6, Plots Nos:430, 431, 432 and 434, J.L. No.27. Pargana Patharghatta, Mouza Panchanoi, Thana Siliguri Dist.Darjeeling from one Shri Monohar Krishna vide a Registered Deed of Sale being Book No.I, Vol.12, Pages 75 to 78, being No.400, for the year 1982 of the Dist.Sub-Registry Office at Darjeeling and thus acquired full right title and interest of the said landed properties and is exercising all acts of ownership and is fully seized and possessed of all that piece and parcel of land detailed in Schedule hereunder. AND WHEREAS the Vendor duly applied for mutation of his name in the Records of Right and the Revenue Office, W.B.S.L.R.S Gr.1 Darjeeling vide his letter No. Nil.Dt: 3.3.83 intimated the Vendor that the same will be considered in due time.

contd. Page 5...

66 at 6.9.85

Sold to Shri. Pradeep Singh Arora

Court Fee.

Non Judicial

Legal Practitioner.

2.9/6/-

[Signature]
Treasurer,
DARJEELING TREASURY.





- Page 5 -

AND WHEREAS prior to this Sale Transaction the Vendor already sold and transferred part of the land out of the total acreage to different persons/purchasers measuring .33 acre, .33 acres, .12 acres and .16 and half vide registered deeds of sale.

AND WHEREAS after such sale and transfer the remaining portion of land measuring more or less 2.73 acres (equal to 8 bigha .7 decimal is still in actual physical possession and enjoyment of the Vendor and is the absolute owner thereof, being fully seized and possessed of the same and WHEREAS being in need for money decided to sell the said portion of land detailed in Schedule hereunder, free from all the encumbrances whatsoever for and at a price of Rs.35,000/- (Rupees Thirty Five thousand) only.

contd. Page6...

66 at 6.9.85

Sold to Shri...

Pradeep Singh Arora

Court Fee

Non Judicial

Legal Practitioner

2.9/6/-

[Signature]
DARJEELING TREASURY.





-Page 6 -

AND WHEREAS the Purchaser being in need for such land decided to purchase the same free from all the encumbrances whatsoever for and at a price of Rs.35,000/- (Rupees Thirty five thousand) only AND WHEREAS before finalisation of this deal and execution of These Presents the Purchaser made necessary enquiries from different departments and offices to ascertain the right title and interest of the Vendor of the said landed properties detailed in Schedule hereunder and fully got herself satisfied with the right title and interest of the Vendor of the said landed property described in Schedule hereunder and agreed to purchase the same free from all the encumbrances whatsoever, for and at a consideration price of Rs.35,000/- (Rupees thirty five thousand only.

contd. Page 7...

66 AT 6.9.85

Sold to Shri. Pradeep Singh Prora

.....Court Fee

☒ Non Judicial

Legal Practitioner

2.916/-

[Signature]
TREASURER
DARJEELING TREASURY.



expenses of the Vendor well and sufficiently indemnified of from and against all and all the manner of claims, demands, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his predecessor in interest or any person or persons lawfully or otherwise claiming as aforesaid.

3. AND FURTHER that the Vendor and all person having or lawfully or otherwise claiming any estate or interest in the said land hereditaments shall and will from time to time and at all times hereafter at the cost and the request of the Purchaser do or execute or cause to be done or executed all acts, deeds and things as shall be reasonably required for further and more perfectly and effectually assuring and conveying the said land and every part thereto to the use and enjoyment and possession as shall be reasonably required according to the true intent and meaning of These Presents.

4. THAT the Purchaser shall have the full right to have ^{her} name mutated and recorded in the Record of Right in all the office of the Government concerning the land including the office of J.L.R.O. etc. and the Vendor covenant with the Purchaser that the Vendor shall execute and sign all papers and writing to effect such mutation.

5. That the Vendor further declares that in the event of discovery of any defect in the right title and interest of the Vendor of the said land whereby the peaceful enjoyment and possession is imperilled in any manner, the Vendor and all the person claiming so shall be liable to refund the said consideration price of Rs.35,000/- together with interest thereon

Pradyo Singh Asoca

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at law and in equity of the Vendor into and upon the said land as fully described in the Schedule hereunder AND TO HAVE AND TO HOLD the said land and every part thereof hereby granted, conveyed, sold and transferred or expressed and intended so to be To and UNTO the use, occupation enjoyment and possession of the Purchaser absolutely and for ever.

2. That the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed or thing whatsoever by the Vendor or by any of the predecessor in interest or his heirs done or executed or knowleing suffered to the contrary the Vendor had heretobefore and now has in himself good right, marketable title and interest and authority to grant, convey, sell and transfer the said land or any part thereof as fully detailed in the Schedule hereunder hereby granted, transferred or expressed or intended so to be unto and to the use and enjoyment and possession of Purchaser in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peacably and quietly enter, possess and hold and enjoy the said land as described in Schedule hereunder and every part thereof and receive and take all rents, profits, interests and issues therefrom wothout any lawful eviction interruption, claim or demand whatsoever by the Vendor or any other person or persons lawfully or otherwise claiming from under or on behalf of the Vendor or in trust for the Vendor or on behalf of any of the predecassor in interest AND that free and clear and freely and clearly discharged and at the cost and expenses of..

contd. Page_____

Radhup Singh Aroon

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NOW THIS INDENTURE WITNESSETH:-

1. That in pursuance of the said agreement and acceptance by and between the Vendor and the Purchaser and in consideration of the said sum of Rs.35,000/- (Rupees Thirty five thousand) only duly paid by the Purchaser to the Vendor on or before the execution of This Deed of Sale (the receipt whereof the Vendor doth hereby admit and acknowledge in full) and also in consideration of the covenants, declarations and assurances appearing hereinbelow the Vendor as the rightful absolute owner doth hereby convey, grant, sell, transfer, assign and assure all that piece and parcel of land as fully described in the Schedule hereunder To and Unto the use, enjoyment, possession and occupation of the said Purchaser free from all the encumbrances, claim demand and charges whatsoever TOGETHER with all right title and interest of the said land described in Schedule hereunder and all walls, yards, courtyards, path, ways, water courses, benefits, advantages, other rights liberties, tenaments, hereditaments, easements, privileges, appendages and appurtenances whatsoever to the said land or any part thereof or in any way appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND ALL the estate, rights, title, inheritance, use trust claim and demand whatsoever both at law

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Volume No. 7(A)
Page No. 278 284
Being No. 430
For the Year 1885

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District Sub-Commissioner
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21/2/85