5000Rs.

INDIA NON JUDICIAL

५000रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Registrar Authorised U/S. 7(3) of Act. XVI of 1908, Jaipur

1. Uffal Kr. Sarkar.
2. Biprada Mitra

DEED OF CONVEYANCE

Seventeen thousand

Contd - P/2

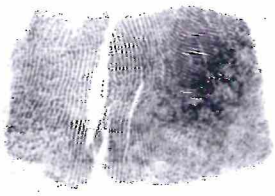
No. 1766 Dated 30/1/96
Sold to Sri/Smt Kabita Khagra
of Silchar
Non Judicial Court Fee Stamps of Rs. 7.00 Ps

STAMP HEAD CLERK
SUBJECT TO PASTURE

12th Feb
Ujjal Kr. Sarkar

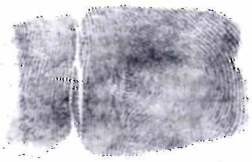
Cachar, 2/2/96
Registrar Authorised U/S 17(3)
of Act XVI of 1908, Silchar

Ujjal Kr. Sarkar.



Ujjal Kr. Sarkar
S/o Kamalar Sarkar
Bipra das Mitra
Arunachal Mitra
Sevika Road
Karimganj

Ujjal Kr. Sarkar.



Bipra das Mitra

Dr. P.S. Gurung
Prantar Nagar
Silchar

Hans Sangita Gurung
S/o late Dr. P.S. Gurung
Prantar Nagar, Silchar

Cachar
12.2.98

2000Rs.

INDIA NON JUDICIAL

२000रु.

Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रुपये TWO THOUSAND RUPEES

1. Vijay Kr. Sarkar.
2. Bijoya Das Mitra

2

Area of Land	:	7 Cottas Or 0.1155 acres
Plot No	:	256 (Part) 257 (Part)
Khatian No	:	455/1
J.L No	:	2
Sheet No	:	7 (Hal) Previously - 8
Mouza	:	Dabgram
Pargana	:	Baikunthapur
Police Station	:	Bhaktinagar (Previously Rajganj)
District	:	Jalpaiguri
Consideration	:	Rs. 70,000/-

Contd - P/3

No. ..... Dated .....
Sold to Sri/Smt .....
of .....
Non Judicial Court Fee Stamps of Rs. .....

STAMP HEAD CLERK
SILIGURI TREASURY

No. 1766 Dated 30/1/96
Sold to Sri/Smt Kabila Khagra
of Siliguri
Non Judicial Court Fee Stamps of Rs. 7.00 10

30/1/96
STAMP HEAD CLERK
SILIGURI TREASURY

Ch 12-2-96

1. Ujjal Kr. Sarkar
2. Bipradas Mitra

This Indenture made this 12th day of the February of the year one thousand nine hundred ninety six

- B e t w e e n -

1. Sri Ujjal Sarkar son of Sri Renendra Sarkar, 2. Sri Bipradas Mitra son of Late Brajabashi Mitra both are Hindu by religion business by occupation, resident of Sevoke Road, P.S. Bhaktinagar, district - Jalpaiguri herein after called the Vendors (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, Successors and assigns) of the O N E P A R T

A N D

Smt Kabita Kharga, wife of Sri Santosh Kharga, Hindu by religion, business by occupation, resident G.T More, 2nd Mile, Sevoke Road, P.S. Bhaktinagar, district - Jalpaiguri herein-after called the Purchaser (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, successors and assigns) of the O T H E R P A R T.

WHEREAS deceased Bhim Prasad Thapa was the recorded owner in respect of the below Schedule Land and after his death deceased Kamal Prasad Thapa being one of the legal heirs succeeded to the schedule below a land and had holding and possessing the said land as absolute owner without

Contd - P/4

12-2-96

1. Uttpal Ka. Sarkar.
2. Bipradas Mitra

any objection from the other legal heirs of said Bhim Prasad Thapa and said Kamal Prasad. Thapa died having (1) Smt Durga Thapa (2) Smt Bindu Thapa (3) Smt Monju Thapa his daughters (4) Smt Maya Thapa his wives and (6) Sri Kalyan Thapa his son as his legal heirs to succeed to his said land.

A N D

WHEREAS all the aforesaid legal heirs of deceased Kamal Prasad Thapa after jointly succeding to the said land, sold it to the vendors by virtue of a registered deed being No 1997 for the year 1993 duly recorded in Book I in the District Sub-Registry Office at Jalpaiguri

A N D

WHEREAS the vendors after purchasing the aforesaid land measuring about 7 cottas or 0.1155 (1155) acres situate and lying and being Part of plot No 256 and 257 appertaining to khatian no 455/1 more particularly described in the schedule below and delineated in red ink in the annexed map forming a part of this Indenture, being in need of money for meeting their expenses on various accounts, offers to sell the said land unto the purchase .

A N D

WHEREAS the purchase agrees to purchase the said land and offers Rs. 70,000/- (rupees seventy thousand) only as purchase price for the said land and the vendors accepts

Contd - P/5

12-2-96

Registrar Authorised U/S 5 (B)
of Act XVI of 1908, Jalpaiguri

1. Uttiyal no. Sagar
2. Raipra d/o Mithu

the said purchase price of Rs. 70,000/- (rupees seventy thousand) only which amount according to the vendors, is the highest market price in the locality.

NOW THIS INDENTURE witnesseth that in pursuance and of the aforesaid offer and acceptance in consideration of Rs. 70,000/- (rupees seventy thousand) only paid this day by the purchaser to the vendors(the receipt of which amount do hereby acknowledge by vendors and they the vendor grant d icharg to the purchaser ~~xxxx~~ from such payment) they the vendors, doth hereby convey, transfer, sell and assign unto the purchaser the said land measuring about 7 cottas 0.1155 acres fully described and mentioned in the schedule below and delineated in RED ink in the annexed map forming a part of this Indenture TOGETHER WITH all areas, fences hedges, ditches, ways, drains, drains, water and water sourses liberties privileges, easements and appurtenances whatso-ever there unto belonging or held or accepted therewith AND all the estate, right, title, interest, claim and demand whatso-ever of the evndors in, to, upon or in to upon or in respect of the said land, hereditament and pre-mises and every part thereof

A N D

That not withstanding any act, deed or thing by the vendor or any of their predecessors in title, they the vendors have good right, full power and absolute authority

Contd - P/6

Cl 12-2-96

1. Uffal No. Sarkar.
2. Bipra da Mika

to grant convey and transfer the said land hereditaments and premises unto the purchaser in the manner aforesaid AND that the purchaser shall and may at all times hereafter peadeably and quietly possess and enjoy the same and receive, rents, issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from or by the vendors or any person or persons having or lawfull claiming from under or in trust for the vendors or any of their prede-cessors intitle AND that free from all encumbrances made or suffered by the vendors or any of their predecessors in title or any person or persons having or lawfully claiming as aforesaid AND further that they the vendors and all persons having or lawfully claiming any estate or interest in said land, hereditaments, and premises or any part thereof from under or in trust from the vendors of from or under any of their predecessors in title shall and will at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts, deeds and things whatso-ever for further and more perfectly assuring the said land measure about 7 cottas or 0.1155 acres, hereditaments and premise and every part thereof unto the purchaser as may be reasonably required.

IT IS FURTHER DECLARED that there exists no charge, mortgage, attachement or any other encumbrances whatsoever upon the schedule land hereby transferred, expressed or intended so to be or any part thereof at the date of thesepresents and in the even of discovery of any mortgage

B

Contd - p/7

12-2-96

Registrar Authorised U/S. 7 (B)
of Act XVI of 1908, Jalpaiguri

1. Ufford Ao. Sookoor
2. Bipin da Mike

charge or attachment or any other encumbrances, the vendors shall be liable to compensate the purchaser for the loss and injury that the purchaser may sustain in consequence thereof.

THE VENDORS FURTHER DECLARE that if for any defect in title or for any act done or suffered to be done in any way with request to the schedule land hereby conveyed, expressed or intended so to be by these presents, the purchaser is deprived or possession or enjoyment of the aforesaid land or any part thereof, the vendors shall be liable to refund the purchaser full or propertionate part of the consideration money as the case may be together with interest from the date of deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the purchaser.

THE VENDORS FURTHER COVENANT that all rents, taxes and any other public charges payable for the land hereby transferred or expressed or intended so to be that have accrued due upto the date of these presents, have been paid ~~xxx~~ and all other covenants and conditions required to be observed and profeased have been so observed and performed and if it transpires otherwise, the vendors shall be liable to indemnify the purchaser for any loss resulting from the non-payment, non-observance, non-performance as aforesaid.

Contd - P/8

12-2-96

Registrar Authorised U/S. 7(2)
of Act XVI of 1908, Jabalpur

1. Ujjal Kr. Sarkar
2. Bipra das Mitra

IT IS FURTHER DECLARED by the vendors that the vendors have not entered into any binding contract with any other person or persons whatso-ever to sell or to transfer otherwise the land conveyed or transferred by these presents of expressed or intended soto be or any part thereof and that there subsists no charges, mortgage, contract of sale or transfer existing with respect to the scheduled land or any part there of at the date of execution of presents and if any of the recitals made herein by the vendors are proved to be false, the vendors shall be liable to indemnify the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

SCHEDULE ABOVE REFERRED TO

All that piece or parcel of homestead land measuring about 7 cottas or 0.1155 acres situate and lying and being part of plot no 256 and 257 appertaing to Khatian no 455/1 and J.L No - 2 within Mouza Dabgram Sheet No Hal 7, pargana Baikunthapur, P.S. Bhaktinagar, (previously Rajganj) dist. Jalpaiguri and delineated in RED ink in the annexed map forming a part of this Indenture. The proportionate rent is Rs.7/- (rupees Seven) only to the State of West Bengal The land is butted and bounded as follows :-

BY THE NORTH : 30'-0" Wide Road

BY THE SOUTH : Land of Moruli Ram

BY THE EAST : Land of the Purchaser

BY THE WEST : Land of Santosh Kharga

Contd - P/9

12.2.96

Registrar Authorised U/S. 1 (2)
of Act XVI of 1908, Jalpaiguri

In witnesses whereof the vendors hereto have here unto set and subscribed their hands and seal the day and year first above written.

Witnesses :-

1. ----------
Phurba Sherpa
S/o Late Dr. P.S. Sherpa,
Pradhan Nagar, Siliguri

2. ----------
Bijoyendra Sharma
S/o Late Nripendra,

1. Dipal Kr. Sarkar.
2. Biprodas Mitra

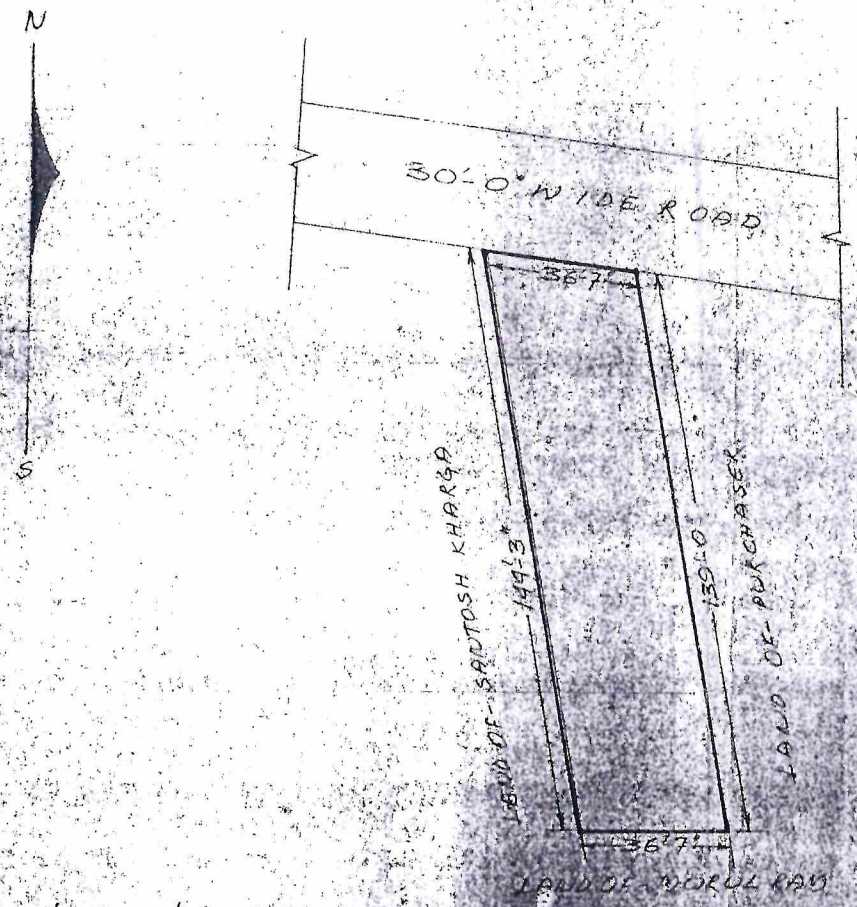
Drafted and explained by me and typed in my Office

(R. N Bhattacharjee)
ADVOCATE/SILIGURI
W.B/994/74

Registrar Authorised U/S. 7 (B)
of Act XVI of 1908, Jalpaiguri

SITE PLAN SHOWING THE LAND TO BE SOLD IN FAVOUR OF SMT. KABITA KHARGA W/O SRI SANTOSH KHARGA OF G.T. MORE. 2ND MILE SEVOKE ROAD P.S. SHAKTINAGAR DT. JALPAIGURI BY- 1. SRI UJJAL SARKAR S/O-SRI RANENDRA NATH SARKAR 2. SRI BIPRADAS MITRA S/O-LT. BRATA-BASHI MITRA. BOTH RESIDENT OF-SEVOKE ROAD. SILIGURI. P.S. SILIGURI DT. DARJEELING.

SCHEDULE OF LAND-MOUZA-DAB GRAM. J.L. NO-2. SHEET NO-HAL-7. KHATIAN NO-455/1. PART OF PLOT NO-256 & 257. AREA OF LAND TO BE SOLD-7 KATTA OR 0.1155 ACRE. SOLD LAND SHOWN BY RED BORDER. SCALE- 1" INCH 30" FEET.



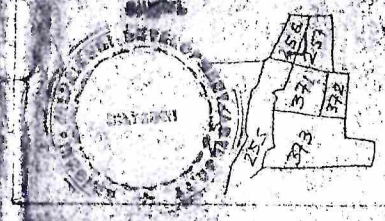
Kabita Kharga

Sig. of Purchaser

2078

27.1.1998

PART TRACED MAP OF MOUZA-DAB GRAM. J.L. NO-2. SHEET NO-HAL-7. SCALE-16"=1 MILE (APPROX)



Ujjal Sarkar

SIGNATURE OF SELLERS