

3842

F. 3558

1000Rs.



1.27
9/2
12/2

Draft
1500/-

M.V. 30000/-
Deliver 1500/-
K 2017

Stamp valid under India Stamp Act 1955 only Stamped under the Indian Stamp Act 1955 (W.E. Stamp as Amended up to date)

Schedule 1A No. 23
Fees Paid Rs. 319.00 & 28.00
Machine Fee 4.00 Rs. 4.00
357.00

Registered

[Signature]
Registrar Authorised U.S. V(2)
of Act. XVI of 1908, Jaipur

DEED OF CONVEYANCE

M.V. 30000/-
30000/-
315/-
20/-
351/-

1500/-
No. 731167 dt. 21.7.98
Ac. 003
Gal. Term 2070
[Signature] dt. 26.7.98

Contd - P/2

106

1/2/96

Santosh K. S. S.
Pravara Nagar

10000 ... (Value ...)



12/2/96
S. R. Office
Jalpaiguri

Presented for Registration at ... A.M./P.M.
12th day of Feb 96

the District Registrar's Office, Jalpaiguri
Shyamal Sarker

Chakrabarty 2-96

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

Shyamal Sarker

Shyamal Sarker
Gopal Gobinda Sarker
Chakrabarty
Sikhar Sarker
4

Shyamal Sarker

Shyamal Sarker

Official Mr. Sarker.
No. 80, Mr. Ramendra Ch. Sarker
and Mr. Suresh Kumar
Sikhar

Mr. Sarker
Ramendra Ch. Sarker
2nd Mr. Suresh Kumar
Sikhar
4

Chakrabarty 2-98

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



2

Spinal over her.

Area of Land : 1 cottah 8 Chattaks ✓
 or 0.02475

Plot No : 390 (part) and 389/913 (part)

Khatian No : 453 and 449

J. L No : 2

Sheet No : 8

Mouza : Dabgram

Pargana : Baikunthapur

Police Station : Bhaktinagar (previously Rajganj)

District : Jalpaiguri

Consideration : Rs. 15,000/-

B

2800P
 Sold to Santosh Kherga
Free of charge

Excess 500 (Value) 500

1000
 500
 1800 = 500

Stamp Vander
 S. R. Office
 SINGAPORE



12.2.26

Registrar Authorized U/S 7 (2) of Act XVI of 1908, Singapore

Consolidation : 12.2.26
 Registrar :
 Police Station :
 Belknap :
 Registrar :
 Police Station :
 Belknap :
 Registrar :
 Police Station :
 Belknap :

This Indenture made this 12/15 day of the month of February of the year of one thousand nine hundred ninety six.

- B e t w e e n -

Sri Shyamal Sarkar son of Sri Gopal Gobinda Sarkar, Hindu by religion, business by occupation resident of College Para, P.O & P.S.- Siliguri in the district of Darjeeling herein-after called the Vendor (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, successors and assigns) of the ONE PART

1. Sri Santosh Kharga 2. Sri Prokash Kharga both are sons of Late Bhim Bahadur Kharga, business by occupation and 3. Smt Kabita Kharga wife of Sri Santosh Kharga, business by occupation all are Hindu by religion, resident of G.T. More, 2nd Mile, Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri herein-after called the Purchasers (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS the Vendor purchased the schedule below land from 1. Sri Roghunath Prasad Singh son of Daroga Prasad of Hyderpara, Jalpaiguri and 2. Sri Ram Karan Agarwala son of

This instrument bears date this 12th day of the month of February of the year of the Shaka which landed thirty

- 2 -



12-2-96

Registrar Authorized U/S 1(b) of Act XVI of 1908, Jaipur

Regd. 200/14

Balak Ram Agarwala of Siliguri by virtue of two registered deed being No 1329 for the year 1987 recorded in Book No I Vol-12 at pages 371 to 374 and being no 1134 for the year 1987 recorded in Book No I vol no - II at pages 1 to 10 in the district Sub-Registry Office at Jalpaiguri

A N D

WHEREAS the vendor, being in need of money to meet his various expenses, offers to sell the schedule below land measuring about 1 Cotta 8 Chattaks or 0.02475 acres situate and lying and being part of plot no - 390 (part) and 389/913 (Part) appertaining to Khatian no - 453 and 449 respectively more particularly described and mentioned in the schedule here under written and delineated in RED ink in the map annexed forming a part of this Indenture, unto the purchasers.

A N D

WHEREAS the purchasers agree to purchase the said land and offer a sum of Rs. 15,000/- (rupees fifteen thousand) only as purchase price which the vendor accept and according to him the said purchase price is the highest market price prevailing in the locality.

Sum, NOW THIS INDENTURE witnesseth that in pursuance and of the aforesaid offer and acceptance and in consideration of Rs. 15,000/- (rupees fifteen thousand) only paid this day by the purchaser to the vendor the



Q 296
12.

Registrar Authorized U/S. 7 (2),
of Act XVI of 1908, Jalpaiguri

Reginald M. M. M.

receipt of which amount do hereby acknowledge by vendor and she the vendor grants discharge to the purchaser from such payment) he, the vendor, doth hereby convey, transfer, sell and assign unto the purchaser the said land measuring about 1 cottah 8 chattaks or 0.02475 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 ~~xxx~~ areas, fences hedges, ditches, ways, drains, drains, water and water sources 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 vendor in, to, upon or in to upon or in respect of the said land, hereditament and premises and every part thereof

A N D

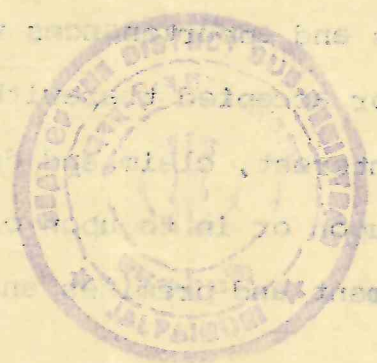
That not withstanding any act, deed or thing by the vendor or any of his predecessors in title, he the vendor has good right, full power and absolute authority to grant convey and transfer the said land hereditaments and premises unto the purchasers in the manner aforesaid AND that the purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive, rents, issues and profits thereof without any lawful eviction, interruption claim or demand whatso-ever from or by the vendor or any person or persons having or lawfull claiming

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3

together of which amount to nearly half the value of the
 and the vendor grants discharge to the purchaser from
 such payment to, the vendor, both hereby conveyed, transferred,
 sold and assigned unto the purchaser the said land measuring
 about 1 cottah 8 chittahs or 6,047 1/2 acres (the boundaries
 and mentioned in the schedule below and defined in the
 map in the annexed map forming a part of this instrument
 together with all easements, fences, hedges, ditches, ways,
 drains, water and water courses, liberties, privileges,
 easements and appurtenances whatsoever thereunto belonging
 or held or attached therewith and all the estate, right,
 title, interest, claim and demand whatsoever of the vendor
 in, to, upon or in respect of the said land,
 hereditaments and appurtenances and every part thereof



A. H. D.

12/2/86

Registered
 Registrar Authorized U/S 7 (a)
 of Act XVI of 1908, Bangalore

That the said vendor, his heirs, assigns, executors, administrators,
 assigns, assigns, assigns, assigns, assigns, assigns, assigns, assigns,
 has good right, full power and absolute authority 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 lawfully
 and lawfully possess and enjoy the same and receive, rents,
 issues and profits thereof without any lawful evasion,
 interruption claim or demand whatsoever from or by the
 vendor or any person or persons having or lawfully claiming

By the Vendor

from under or in trust~~ed~~ for the vendor or any of his predecessors in title AND that free from all encumbrances made or suffered by the vendor or any of his predecessors in title or any person or persons having or lawfully claiming as aforesaid AND further that he the vendor 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~~^{for} the vendor of from or under any of his predecessors in title shall and will ~~and~~ at all times hereafter at the request and cost of the purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land measure about 1 cottat 8 chattaks or 0.02475 acres, hereditaments and premises and every part thereof unto the purchaser as may be reasonably required.

IT IS FURTHER DECLARED that there exists no charge, mortgage, attachment 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 these presents and in the even of discovery of any mortgage, charge or attachment or any other encumbrances, the vendor shall be liable to compensate the purchasers for the loss and injury that the purchasers may sustain in consequence thereof.

THE VENDOR FURTHER DECLARES 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 ~~kk~~ hereby conveyed, expressed

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By the vendor

or intended so to be by these presents, the purchasers are deprived of possession or enjoyment of the aforesaid land or any part thereof, the vendor ~~xxx~~ shall be liable to refund the purchasers full or proportionate part of the consideration money as the case may be ~~g~~ together with interest from the date of deprivation or dispossession and shall also be liable for adequate compensation for any loss ~~in~~ or injury attending thereto to be sustained by the purchasers.

THE VENDOR FURTHER COVENANTS 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 and all other covenants and conditions required to be observed and professed have been so observed and performed and if it transpires otherwise, the vendor shall be liable to indemnify the purchasers for any loss resulting from the non-payment, non-observance, non-performance as aforesaid.

IT IS FURTHER DECLARED by the vendor that the vendor has not entered into any binding contract with any other person or persons whatsoever to sell or to transfer otherwise the land conveyed or transferred by these presents or expressed or intended so-to 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 thereof at the date of execution of presents and if any of the recitals made herein by the vendor are proved to be false,

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Q 12-290

Registrar Authorized U/S. 7 (2),
of Act XVI of 1908, Jalpaiguri



the vendor shall be liable to indemnify the purchasers 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 1 cottah 8 chattaks or 0.02475 acres situate and lying and being part of Plot no - 390 and 389/913 pertaining to khatian no - 453 and 449, J.L no - 2 within Mouza - Dabgram pargana Baikunthapur, P.S. Bhaktinagar (Previously Rajganj ~~district~~ district Jalpaiguri and particularly described and delineated in RED ink in the annexed map forming part of this Indenture. The proportionate rent is Rs. 2/- (rupees payable 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 the Purchasers
BY THE EAST : Land of the Purchasers
BY THE WEST : M.E.S Occupied land

Contd - p/9

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Refer to page 10.

In witnesses whereof the vendor hereto has here unto set and subscribed his hand and seal the day and year first above written.

Witnesses :-

1. Ujjal K. Sanyal
S/o. Sri Ramendra Ch. Sanyal.
2nd mile, Serone Road
Siliguri - 734401.

2. Johnnie Debata
Salpara.

Signed and verified.

Drafted and explained by me
and typed in my Office

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



In witness whereof the Registrar has hereunto
 set his hand and seal this 12th day of February
 1928.



Cd 2296
 12.2.28

Registrar Authorized U/S 7 (2),
 of Act XVI of 1908, Jalpaiguri



Book No. I Volume No. 8
 Page No. 3558 for the year 1927-28

Recd 43

Registrar Authorized U/S 7 (2),
 of Act XVI of 1908, Jalpaiguri

28/7/28

Handwritten signature

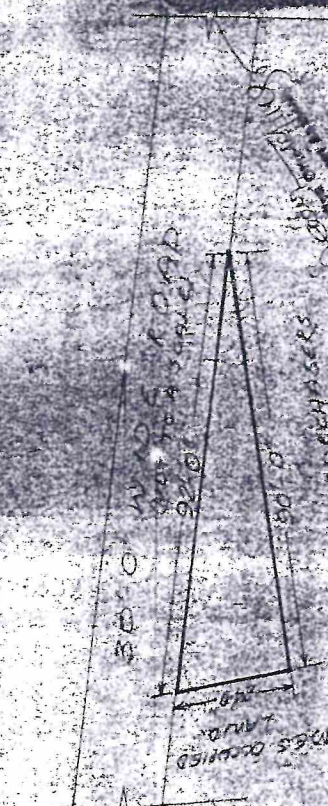
Handwritten signature

2

PS. 5475 RL. DR. DROEHLING

NO. 2496 - 91118 - ROCKY MOUNTAIN

THURMAN NO.	W/ST	PLOT	AREA
13	13	30	SCHWAPAK
9	8	380/12	0179

[illegible]

7000



1. *Petal. thibet.*
2. *Kabata khing.*
3. *Brachy. khing.*

