5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule [illegible] also U/S 6/14 of W.B.L.R. Act 1955 only Stamped under the Indian Stamp Act 1899 (W.B. Stamp as Amended up to date)
Schedule 1A No. 23
Fees Paid A 2783 + 4 28
Stamps Affd 950 + 4 50 = 2815.50

26/7/99
Registrar Authorised U/S. [illegible] of Act. XVI of 1908, Jalpaiguri

DEED OF CONVEYANCE

Certified that Deficit Stamp Duty of Rs. 18075/- has been made up by the proper Stamp Duty with which the Document is chargable

Contd - P/2

No. 1764 Dated 30/1/96
Sold to Sri/Smt Santosh Khagra
of Siliguri
Non Judicial Court Fee Stamps of Rs. 7.30 20

30/1/96

STAMP HEAD OFFICE,
SILIGURI TREASURY.

12th Feb 98

Purnan Sinh Gurung

Clerk
12.2.96

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

Purna Singh Gurung

1) Purnan Sinh Gurung
S/o L. Dr. Pratap Sinh Gurung
of Thimpu Bhutan
2) Constituted attorney of
Pabitra Devi Gurung
Savitri Sinha
3) Debu Thapa
S/o L Gopal Prakash Thapa
4) Kanchan Thapa
Shrishty Thapa
Prakash Thapa
S/o L Gopal Prakash Thapa
2nd Mela Sevak Road
P.O. Bakchingar Dr Darjeeling
by Caste Hindu by Profession

Purna Singh Gurung
Constituted Attorney of
Smt. Pabitra Devi Gurung
& Smt. Savitri Sinha

Debu Thapa

Kanchan Thapa.

Nirmal Kr. Sarkar
Ramesh Kr Sarkar
2nd Mela Sevak Road
Bakchingar Dal
Darjeeling

Clerk
12.2.96
Registrar Authorised U/S. 7 (2)
of Act XVI of 1908, Jalpaiguri

2000Rs.

INDIA NON JUDICIAL

२000रु.

Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रूपये TWO THOUSAND RUPEES

Person Sign Survey
Constituted collectively of
Smt. Pushpa Devi Surya
and Smt Savitri Sekha

Deba Sharma
Ganesha Sharma
Sagar Sharma
Jasken Sharma

2

Area of Land	:	7 Cottas .4 Chattaks or 0.1196 acres
Plot No	:	256(Part) + 257(Part)
Khatian No	:	455/1
J.L No	:	2
Sheet No	:	7 (Hal)
Mouza	:	Dabgram
Pargana	:	Baikunthapur
P.S,	:	Bhaktinagar (Previously Rajganj)
District	:	Jalpaiguri
Consideration	:	Rs. 73,000/-

Contd - p/3

No. 1764 Dated 30/11/96
Sold to Sri/Smt Santosh Khagra
of Siliguri
Non Judicial Court Fees Stamps of Rs. 7.50

STAMP HEAD CLERK
SUBSIDIARY TREASURY - I

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

Santosh Khagra

Lasken Thapa.

Vijjal Kr. Sarkar,
S/o. Sri Ramendra Ch. Sarkar
2nd Mile, Sevoke Road,
Siliguri

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

200Rs.

INDIA NON JUDICIAL

२00 रु.

Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

Bhupen Singh Gurung
constituted attorney of
Smti. Purnitra Devi Gurung
and Smti. Savitri Gurung

Dolma Thapa
Rajeshwari Thapa
Bhupa Thapa
Deskon Thapa.

3

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 -

B

Contd -P/4

No. 1764 Dated 30/1/96
Sold to Sri/Smt. Santosh Khagra
of Siliguri
Non Judicial Court Fees Stamps of Rs. 7300.00

STAMP HEAD CLERK
SILIGURI TREASURY - I

12.2.96
Registrar Authorised U/S. 7 (2)
of Act XVI of 1908, Jalpaiguri

100 Rs.

INDIA NON JUDICIAL

१00 रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Pratap Singh Gurung constituted attorney of Smt. Pabitra Devi Gurung and Smt. Savitri Subba

Devika Thapa

Rajeshwari Thapa

Lokesh Thapa

1. Smt. Pabitra Devi Gurung wife of Dr. Pratap Singh Gurung, Hindu by religion, Grihatha by occupation residing at Singrintam Basti, Takdah, P.S, Rangli - Rangli of district Darjeeling.

2. Smt. Sabitri Subba wife of Late Yograj Subha, Hindu by religion, Grihastha by occupation residing at Matigarah P.S. Matigarah, Dist. Darjeeling.

Contd - p/5

No. 1764 Dated 30/1/96
Sold to Sri/Smt Santosh Khaitan
of Siliguri
Non Judicial Court Fees Stamps of Rs. 7300 : 00

STAMP HEAD CLERK
JALPAIGURI TREASURY - 8

12 2 96

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

Puran Singh Gurung
Constituted attorney
of Smt Debu Thapa
& Sri Sristhy Thapa
Sri Kanchan Thapa
Teskhan Thapa

both the parties are represented through their constituted Attorney Sri Puran Singh Gurung son of Late Dr. Pratap Singh Gurung of Thimpu, Bhutan and also Singrintam, Takdah, Darjeeling by virtue of Power of Attorney being no-7 for the year 1987 recorded District Sub Registry Office Darjeeling and also being No 69 for the year 1992 duly authenticated by the Sub-Registrar Siliguri.

3. Smt. Debu Thapa wife of Late Ghana Prakash Thapa, Grihastha by occupation. 4. Sri Kanchan Thapa, 5. Sri Sristhy Thapa 6. Sri Teskhan Thapa all sons are of Late Ghana Prakash Thapa and business by occupation and all the parties (3) to (6) are residing at G.T More, 2nd Mile, Sevoke Road, district : Jalpaiguri and All the parties from (1) to (6) are herein-after collectively 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

Sri Santosh Kharga son of Late Bhim Bahadur Kharga Hindu by religion, business by occupation residing at 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 his heirs, executors administrators, successors and assigns) of the O T H E R P A R T.

Contd - P/6

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

Mrs Sita Pr Gurung
Constituted attorney
of Smt Devika
Devi Gurung and
Smt. Savitri Sinha
Debu Thapa
Kanchan Thapa
Joskon Thapa

WHEREAS deceased Bhim Prasad Thapa was the recorded owner of the below schedule land and after his death his daughter Vendor (1) and (2) and the father of vendors no-(4) to (6) and husband of vendor no (3) deceased Ghana Prakash Thapa, being the son of deceased Bhim Prasad Thapa succeed to the said land as legal heirs jointly

A N D

WHEREAS the vendors hereto having in need of money to meet their expenses on various accounts, offer to sell the below schedule land measuring about 7 cottas 4 chattaks or 0.1196 acres sitituate and lying and being part of Plot no 256 and 257 appertaining to Khatian no 455/1 and delineated in the annexed map forming a part of this Indenture unto the Purchaser free from all encumbrances.

A N D

WHEREAS the purchase agrees to purchase the said land and offers Rs. 73,000/- (rupees seventy three thousand) only as purchase price for the said land and the vendors accepts the said purchase price of Rs. 73,000/- (rupees seventy three thousand) only which amount according to the vendors, it 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. 73,000/- (rupees seventy three thousand) only paid this

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

Ivrs Singh Gurung
Constituted attorney
Debi Kasta Devi
of Gut and Gut.
Gurung Sri Kantha

day by the purchaser to the vendors (the receipt of which amount do hereby acknowledge by vendors and they the vendors grant discharge to the purchaser from such payment) they the vendors, doth hereby convey, transfer, sell and assign unto the purchaser the said land measuring about 7 cottas ~~&~~ 4 chattaks or 0.1196 acres fully described and mentioned in the schedule below and delineated in RED ink in the annexed map forming a part of this Indenture TTOGETHER WITH all areas, fences hedges, ditches, ways drains, drains, water and water sourses liberties privileges, easements and appurtenances whatso-ever there unto belonging ~~to~~ or held or accepted there-with AND all the estate, right, title, interest, claim and demand whatso-ever of the vendors 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 vendors ~~an~~ or any of their predecessors in title, they the vendors have good right, full power and absolute authori-ty to grant convey and transfer the said land hereditaments and premises unto the purchaser in the manner aforesaid A ND that the purchaser shall and may at all times here-after ~~peaceably~~ peaceably and quietly possess and enjoy the same and receive, rents, issues and profits thereof without any lawful eviction, interruption claim or demand what-soever from or by the vendors or any person or persons having or lawfull claiming from under or in trust for the vendors or

Contd - P/8

day by the purchaser to the vendors (the receipt of which
amount do hereby acknowledge by vendors and they the vendors
grant discharge to the purchaser from such payment) they the
vendors, doth hereby convey, transfer, sell and assign unto
the purchaser the said land measuring about 7 cottahs 4
4 chittacks or 0.1162 acres fully described and mentioned in
the schedule below and delineated in red line in the annexed
map forming a part of this Indenture together with all area,
fences hedges, ditches, wells, drains, water and water
courses liberties, easements and appurtenances
whatsoever thereunto belonging to or held or accepted there-
with. And all the estate, right, title, interest, claim and
demand whatsoever of the vendors in, to and or in to such
or in respect of the said land, hereditaments and premises
and every part thereof

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

12-2-96

and the vendors in exercising any act, deed or thing by the
vendors or any of their predecessors in title, they the
vendors have 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 here-
after peacefully 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
lawfully claiming from under or in trust for the vendors or

contd - P/6

Perus Singh Surat
Cum Attested
Sub. Pantre
of
Devi Surat Sahra
Sub. Sarit Sahra

Debra Thapa
Kanchan Thapa
Tejpur Thapa
Jestha Thapa.

any or their predecessors 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 here-after 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 4 chattaks or 0.1196 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 whatso-ever 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 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,

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

Anes Singh Surety
Cant. Latchmi Chetty
Cant. Pokitra
Surety Surety
Cant. Sevi Pitri Pillay

Deborah Harper
Kanchan Harper
Stephen Harper
Gaston Harper

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 and all other covenants and conditions required to be observed and professed 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.

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 so to be or any part thereof and that there subsists no charges, mortgage, contract of sale or transfer existing with respect to the schedule 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

B

Contd - P/10

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

Paras Singh Surana
Constituted attorney
of Smt. Pabitra Devi
Surana and Smt. Savitri Silla

Debu Thapa
Kanchan Thapa
Sabyasachi Thapa
Sadhan Thapa.

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 4 chattaks or 0.1196 acres situate and lying and being part of plot no 256 and 257 appertaining to Khatian no 455/1 and J.L No - 2 within Mouza Dabgram Sheet No Hal 87, 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.8/- (rupees eight) 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 & Ors

BY THE EAST : Land of Kabita Kharga

BY THE WEST : M.E.S Occupied land

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

Paras Singh Surana
Constituted attorney
of Smt. Pabitra Devi
Surana and Smt. Savitri
Silla

Debu Thapa
Kanchan Thapa
Sabyasachi Thapa.

Witnesses :-

1. Ujjal Ro. Sammr.
S/o. Sri Ramendra Ch. Sammr.
2nd. Hele. Sevoke Road.
Siliguri - 734401

2. Sabyasachi Thapa,
Siliguri.

Drafted and explained by me
and typed in my Office

(R.N Bhattacharjee)
ADVOCATE/SILIGURI

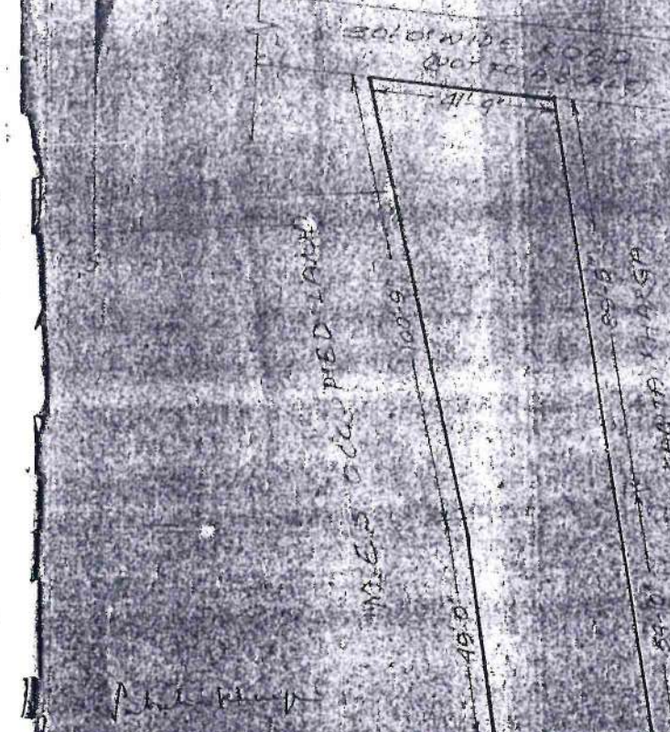
Book No. I
Volume No. 9
Page 43 to 18
Date 18-2-96
Price Rs. 8558/-

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

20/2/96

SITE PLAN SHOWING THE LAND T[illegible] BE SOLD IN FAVOUR OF SRI SANTOSH KHARGA S/O-LT. BHIM BAHADUR KHARGA OF G.T. MORE [illegible] MILE SEVOKE ROAD P.S. BHAKTINAGAR DT. JALPAIGURI BY 1. SMT. PABITRA DEVI GURUNG W/O DR. PRATAP SINGH GURUNG OF-SINGRINTAM BASTI TAKDAH P.S. RANGLI-RANGLIOT DT. DARJEELING. 2. SMT. SAVITRI SOBBA W/O-LT. YOGRAJ SOBBA OF-MATIGARA P.S. MATIGARA DT. DARJEELING. 3. SMT. D[illegible] THAPA W/O-LT. GHANA PRAKASH THAPA 4. SRI KANCHAN THAPA 5. SRISTHY THAPA 6. SRI TESLAN THAPA S/O & D/O LT. GHANA PRAKASH THAPA ALL RESIDENT OF G.T. MORE 12 MILE SEVOKE ROAD P.S. BHAKTI NAGAR DT. JALPAIGURI.

SCHEDULE OF LAND MOUZA-DARGAM J.L. NO-2 SHEET NO-7 KHATIAN NO-955/1 PART OF PLOT NO-256 & 257 AREA OF LAND TO BE SOLD-7 CETTA 3 CHHATAK OR 0.1195 ACRE SOLD LAND SHOWN BY RED BORDER SCALE- 1" = [illegible] FEET



PORTI TRACED MAP OF MOUZA-DARGAM J.L. NO-2 SHEET NO-7 SCALE- 1" = [illegible] FEET

Sd/- [illegible]

Sd/- [illegible]

SIGNATURE OF [illegible]