

3864.

E-3564

1000Rs.



Q
10/2
Draft
3274
Mr. K 45938
Dh. 13274
22017

Admissible under Rule 10, 11
also U/S 4/14 of W.B.L.R.
Act 1908 only Stamped under
the Indian Stamp Act 1899
(W.B. Stamp as Amended
up to date)
Schedule 1A No. 13
Post Paid 495-4-280
Revenue Fee 450 1695
527.5

Pure Style Survey
Carried out by
of Sant. P. C. Tre
Devi Survey

Dr 26/2/99

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

DEED OF CONVEYANCE

Mr. 45,938
13274
327381
45,938
455
28
K
527

Certified that Deficit Stamp Duty of Re 3274/-
(Rupees Three thousand Two hundred and seventy four)
paid bearing No. 00 AN 231168 of 24.7.99
Total Stamp 2050 to make up the proper
Stamp duty with which the document is chargeable
Dr 26.7.99

108 ... 11/2/96

Sold to Kabita Khanga

... Presently residing

... 10007 ... (Value) ...

...
S. K. Officer



...
Person Singh Gump

... 12.2.96

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

Person Singh Gump

Person Singh Gump
Bontap Singh Gump
Thumpo
Koutan

Army of Pabitra Devi Gump



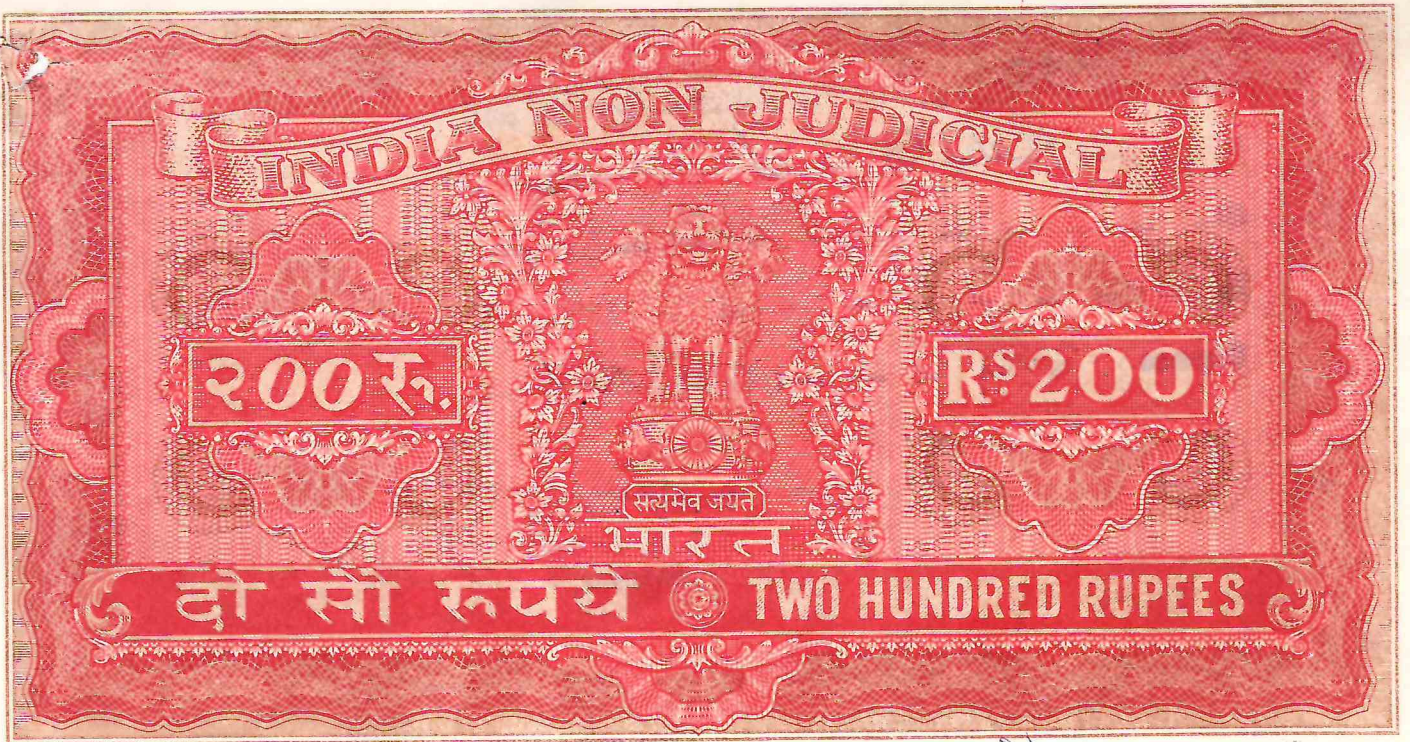
Person Singh Gump
Constitute Attorney of
Smt. Pabitra Devi Gump

...
L. S. ...

Offal Mr. Samur.
870, Sri Ramendra Co. Samur.
2nd Mele. Smoke Road, Siliguri

...
...
...
...

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



*Pura Sagar Survey
 Certified following
 of Surt. Police
 Dera Sagar.*

2

Area of land	: 1 Cotta 5 Chattaks 'or' 0.02165 acres
Plot No	: 413 (Part)
Khatian No	: 455/2
J.E. No	: 2
Sheet No	: 8
Mouza	: Dabgram
Pargana	: Baikunthapur
Police Station	: Bhaktinagar (Previously Rajganj)
District	: Jalpaiguri
Consideration	: Rs. 13,200.00

R

Contd - P/3

109 ... 14 2 1926
 Sold to ... Kabit ... Kharga ...
 ...
 ...
 Rupees ... 200 ... (Value) ...

Stamp ...
 S. R. Officer
 ...



Cd 12 2 96

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



Deva Singh Garg
 Chartered Accountant
 A. S. S. S. S. S.
 Devi Garg

3

This Indenture made this 28th day of the month
 of February of the year one thousand nine hundred
 ninety six

- Between -

Contd - P/4

Rs

110 42-196

Gold Kabita K. large

Clas Perak and Kaga

...

Expos 100% (Value) Aubrey

S. R. Vardar
Stamp Vardar
S. R. Office
CHICAGO



Cl 12-2-96

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



*Purs Singh Gurung
Completed attoring
at Court. Pabitra
Devi Gurung*

4

Smt Pabitra Devi Gurung wife of Late Dr. Pratap Singh Gurung, Hindu by religion, Grihastha by occupation resident of Singrintam Basti, Singrintam Takdah, Police Station - Rangli - Rangli, dist. Darjeeling represented through her constituted Attorney Sri Puran Singh Gurung son of Late Dr. Pratap Singh Gurung resident of Thimpu, Bhutan and also Singrintam, P.O. Takdah, Darjeeling by virtue of a registered power of attorney being no - 7 of of for the year 1987 recorded in Book No - IV in the District Sub Registrar, Darjeeling hereinafter called the Vendor (which expression shall unless excluded by or repugnant to the context deemed to include her heirs, executors, administrators, successors and assigns) of the

ONE PART

Contd - P/5

111 11/25/16
 Kabite Khara
 Prasad Nagar
 (Value) 250

1000/-
 200/-
 100/-
 20/-
 7320/-

Subd.
 S. R. Office
 Jalpaiguri



12.2.96

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

Pawan Singh Gurung
 Consulted attorney
 At Sant. Paitra
 Devi Gurung

✓
Smt Kabita Kharga wife of Sri Santosh Kharga, Hindu by religion, business by occupation, resident of G.T. More Sevoke Road, 2nd Mile, P.S, Bhaktinagar, district Jalpaiguri hereinafter 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 the vendor succeeded to the property left by her deceased father Bhim Prasad Thapa who was the khatian owner.

A N D

WHEREAS the vendor being in need of money for meeting her expresses on various accounts offers to sell all that the piece or parcel of land measuring about 1 cottah and 5 chattaks or 0.02165 acres situate and lying and lying and being part of plot no - 413 appertaining to khatian no - 455/2 more particularly described and mentioned in the schedule below and delineated in RED ink in the map annexed hereto forming a part of this Indenture

A N D

WHEREAS the purchaser agrees to purchase the said land and offers a sum of Rs. 13,200/- (rupees thirteen thousand two hundred) only as the purchase price which

Rs

A circular official stamp of the District Sub-Inspector, Jhalapour. The outer ring contains the text 'THE DISTRICT SUB-INSPECTOR' at the top and 'JHALAPOUR' at the bottom, separated by two stars. The inner ring contains the text 'JALAPOUR' at the bottom. In the center is a circular emblem featuring a stylized 'S' or 'J' shape.

C-226
 12-2-86
 Registrar Authorized U/S 7 (2)
 of Act XVI of 1908, Jalpaiguri

Duran Singh Guraf
 Can be used attorney
 of Sant Pabitra
 Devi Guraf

the vendor accepts and according to her, the said purchase price is the highest market price prevailing in the locality.

NOW THIS INDENTURE witnesseth that the pursuance of the aforesaid offer and acceptance and in consideration of Rs. 13,200/- (rupees thirteen thousand two hundred) only paid this day by the purchaser to the vendor the receipt of which amount do hereby acknowledge by vendor and she the vendor grants discharge the purchaser from such payment) she, the vendor, doth hereby convey, transfer, sell and assign unto the purchaser the said land measuring about 1 cottah 5 chattaks or 0.02165 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 courses liberties, privileges, easements and appurtenances whatso-ever there unto belonging or held or occupied 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 her predecessors in title, she the vendor has good right, full power and absolute authority to grant convey and transfer the said land hereditaments and premises

Rs

Peras Singh Gurung
 Can be used along
 at Sant Pottara
 Devi Gurung

unto the purchaser in the manner aforesaid AND that the purchaser 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 whatsoever from or by the vendor or any person or persons having or lawfull claiming from under or in trust for the vendor or any of her predecessors in title AND that free from all encumbrances made or suffered by the vendor or any of her predecessors in title or any person or persons having or lawfully claiming as aforesaid AND further that ~~she~~ the vendor and all persons having or lawfully ~~a~~ claiming any estate or interest in said land, hereditaments, and premises or any part thereof from under or in trust ^{for} ~~from~~ the vendor or from or under any of her 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 whatsoever for further and more perfectly assuring the said land measure about 1 cottat 5 chattaks or 0.02165 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 scheduled land hereby transferred, expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any

B



CV 12-296
Registrar Authorized U/S 7 (n)
of Act XVI of 1908, Jalpaiguri

Mrs. Sige Guruf
 Certified Secretary
 of Smt. Pabitra
 Devi Guruf.

mortgage, charge or attachment or any other encumbrances, the vendor shall be liable to compensate the purchaser for the loss and injury that the purchaser 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 respect 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 Vendor shall be liable to refund the purchaser full or proportionate 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 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 purchaser for any loss resulting from the non-payment, non-observance, non-performance as aforesaid.



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

Dev Singh Suraj
 Consented attorney
 Govt. District
 J. Dev Singh Suraj

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 s-o to be or any part thereof and that there subsists no charge, 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, the vendor 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 1 cottah 5 chattaks or 0.2165 acres situate any lying and being a part of plot no 413 appertaining to khatian no 455/2, J.L no - 2 within sheet no - 8, Mouza - Dabgram, Pargana - Baikunthapur, P.S, Bhaktinagar (reviously Rajganj) district Jalpaiguri, delineated in RED ink in the annexed map forming a part of this indenture. The proportionate rent is Rs. 1/- (rupees one) only 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 Murali Ram

Ry



W 12-2-86
Registrar Authorized U/M. 7 (2),
of Act XVI of 1908, Jaipur

BY THE GOVT. : 31-12-85
BY THE GOVT. : 31-12-85

Paras Singh Suray
 Constable Attorney
 of Smt. Paritra
 Devi Suray

BY THE WEST : Land of the Purchaser

BY THE EAST : Land of the Vendor

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

Witnesses :-

1. Ujjal Mr. Samra.....
 S/o, Sri Ramendra Ch. Samra.
 2nd Mile. Sawa Road.
 Siliguri - 734401.

Paras Singh Suray
 Constable Attorney
 of Smt. Paritra
 Devi Suray

2. Singhet Maefor,
Siliguri.

Drafted and explained by me
 and typed in my Office

R.N. Bhattacharjee

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

BY THE FIRST PART OF THE VENDOR
BY THE SECOND PART OF THE PURCHASER

In witness whereof the Vendor hereunto has put
his hand and subscribed her name and the seal of the
and year first above written.



checked and verified by me
and typed in my office

Cd 12-2-96

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

(Sd/-) (Signature)
ADVOCATE GENERAL
JALPAIGURI

28/4/99

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



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