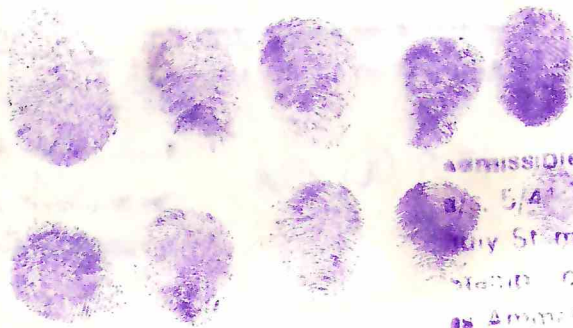


18/10/20



Safali Sarkar



admissible under Rule 21 of the  
W.B.L.R. Act, 1958  
Stamp under the Indian  
Stamp Act, 1899 (7/3 Stamp)  
as amended by (10/10/20)  
Serial No. 108920  
Fees Paid 10.00  
Proposed Fees 2.3

Registered under the  
Act, 1877 of 1892. Stamp

DEED OF CONVEYANCE

18-10-04  
108920  
2820  
420  
2120  
18-10-04

Four thousand and  
Bees 180726  
Feb 2020

4000/-  
18-10-04  
O.S.R.  
18.10.04

Safali Sarkar



Parsh Khanna





SERIAL NO. 659

VA 3008

ISSUED TO Santosh Kumar

ADDRESS Bhaktinagar

SWAPAN KR. GOSWAMI

STAMP VENDOR

D.S. OFFICE

JALPAIGURI

Licence No. 11/AT  
Date 18.10.04



Presented for Registration

on the 18th Oct 04

by the D.S. Office

Shefali Sarkar

Shefali Sarkar

Registered Authorised V/S. T/L  
of Act, XVI of 1908, Jalpaiguri

18 OCT 2004

Shefali Sarkar  
no written Sarkar  
Savali Road  
Jalpaiguri  
Hindu Gurdwara



3354

Shefali Sarkar

1000  
18.10.04  
18.10.04  
18.10.04

Rajesh Chhetri

S/o - P. B. Chhetri

Rajesh Chhetri  
P. B. Chhetri  
Savali Road  
Jalpaiguri  
Hindu Gurdwara

Signature

Registered Authorised V/S. T/L  
of Act, XVI of 1908, Jalpaiguri

18 OCT 2004



Sofali Sakhat

Total Addl. Regn. fees Rs ..... 4752/-  
 10% 40% remission for ..... 2851/-  
 as per G. O. No. 141 E. D. 11/10/06  
 is realised vide n. n. e. 5/12/06  
 on ..... 851878

5/12/06

Certified that the defunct stamp duty Rs. 34500/-  
 and of 20700/- Seven hundred only  
 as per G. O. No. 1787 Dt. 25/10/06 907702  
 as a bank Draft No. 0095 of State Bank of India  
 Dt. 4.12.06  
 Jalpaiguri Commr.





= 3 =

VALUE OF Rs. 1,00,000/-  
AREA 5 COTTA 5 CHH.  
SHEET NO. 7, PLOT No. 256  
CORPO. AREA, MOUZA- DABGRAM  
P.S. BHAKTINAGAR

THIS INDENTURE is made on... 8<sup>th</sup> ... 11<sup>th</sup> Day of... Oct... Two  
Thousand Four

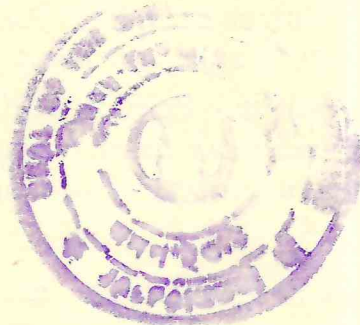
B E T W E E N

✓ **SRI SANTOSH KHARGA** S/o Late Bhim Bahadur Kharga, by Caste Hindu, Citizen of India, Resident of 2<sup>nd</sup> Mile Bhanu Nagar, Ward no. 43, SMC, P.O: Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri hereinafter called the PURCHASER ( Which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, administrators, representatives and assigns ) of the ONE PART

✓ **SMT. SHEFALI SARKAR** W/o Sri Kshitish Sarkar, by Caste Hindu, Citizen of India, Resident of Paresh Nagar, Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri hereinafter called the VENDOR ( Which expression shall mean and include unless excluded by or repugnant to the context her heirs executors, successors, administrators, representatives and assigns ) of the OTHER PART

WHEREAS the Vendor has acquired by purchase of land measuring 5 Cotta 5 Chh. more fully described in the schedule below by virtue of a Registered deed of Sale executed by Durga Allay and 4 others through his Constituted Attorney Kalyan Thapa who became owners of the said land inherited by their predecessor Bhim Prasad Thapa and the deed of Sale was registered on 9.12.99, and admitted on 21.12.1999 in the office of the District Sub-Registrar, Jalpaiguri, recorded in Book No. I, Being Deed no. 5359, for the year 1999, as such purchase the vendor has been possessing, enjoying and occupying the same as sole, absolute and exclusive owner till the date of these presents.

A N D



REGISTERED AUTHORITY U/S. VCE  
of Act. VIII of 1908, Government

18 OCT 2004



= 4 =

WHEREAS the vendor being in urgent need of money has offered for sale her said purchase land measuring 5 Cotta 5 Chh. morefully described in the schedule hereunder, free from all encumbrances whatsoever

A N D

WHEREAS the purchaser being in need of a plot of land of that locality has accepted the said offer of the vendor and has agreed to purchase the said land measuring 5 Cotta 5 Chh. more fully described in schedule hereunder, for consideration sum of Rs. 1,00,000/- ( Rupees One Lac ) only, free from all encumbrances whatsoever.

A N D

WHEREAS the vendor has accepted the price so offered by the purchaser as fair and reasonable in view of the prevailing highest market rate of land and has agreed to sell the said land more fully described in schedule hereunder, for the sum of Rs. 1,00,000/- ( Rupees One Lac ) only, free from all encumbrances whatsoever unto the purchaser and the said land is transferred in the manner as appearing hereinafter.

A N D

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said offer and acceptance and also in consideration for the sum of Rs. 1,00,000/- ( Rupees One Lac ) only, paid by the purchaser to the vendor ( the receipt whereof the vendor do hereby acknowledge and grant full discharge to the purchaser from the payment thereof ) .

The vendor do hereby grant, convey assign and transfer unto the purchaser the said land hereby sold fully described in the schedule below, free from all encumbrances and make over possession thereof together with All rights, liberties, privileges, easements, appendices appurtenances belonging to or in any way appertaining to the said land as the absolute estate and all the rights, title and interest of the vendor into or upon the said land hereby sold so to be TO HAVE AND TO HOLD that same subject to the payment of rent payable to the landlord the Govt. of West Bengal.



Register Authorized U/S. V/E  
of Act. XVI of 1988, (Amended)

18 OCT 2004



= 6 =  
A      N      D

It is further covenant that there exists no charge, mortgage, attachment or any other encumbrances of the said land hereby transferred or any part thereof at the date of these presents and in case of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendor shall be liable to compensate the purchaser adequately for any other loss that the purchaser has to suffer in consequence thereof.

A      N      D

The vendor further covenant that all rents and public charges payable by the vendor for the said land hereby sold and in case if it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss resulting therefrom.

A      N      D

The Vendor further declares that if the purchaser is deprived of possession of the said land or any part thereof for the defect of title of the vendors and shall be liable to compensate the purchaser or to return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation or dispossession.

A      N      D

It is further covenant that the vendor has not entered into any other contract with any other person for sale, transfer or mortgage of the said land hereby sold or any part thereof and there exists no charge, mortgage attachment sale or transfer at the date of these presents and if any recitals made herein are proved to be false the vendor shall be liable to compensate the purchaser adequately for the loss to be sustained by the purchaser in consequence thereof.





Registered Authorised U/S. VTE  
of Act, XVI of 1906. Johnson

18 OCT 2004



= 7 =

## SCHEDULE OF LAND

All that piece or parcel of raiyati homestead land measuring 5 ( Five ) Cotta 5 ( Five ) Chh. or 0.08765 acres at an annual rent of Rs. 0.25 paise only, appertaining to and forming part of 4.97 acres of land at an annual rent of Rs. 21/12/9 Pai only, the proportionate rent for the demised plot of land is payable to the landlord the Govt of west Bengal represented by the B.L.&L.R.O. Rajganj, situated within Pargana Baikunthapur Mouza Dabgram, J.L. No. 2, Ward no. 43, SMC, P.S. Bhaktinagar, S.R. office & District Jalpaiguri, appertaining to R.S. Khatian No. 455/1, in Sheet No. 7, comprising of part of Plot No. 256, measuring 5 Cotta 5 Chh. or 0.08765 acres of land is hereby sold.

The demised plot of land is 'butted and bounded as follows :-

NORTH-	32' Wide Road
SOUTH-	Sold land of Tushar Kr. Roy
EAST -	Land of Debu Thapa and others
WEST -	Land of Kushari and others

Measurment of the sold land :-

North - 20'-00", South - 29'-00", East- 152'-06", West- 158'-06"

*IN WITNESS WHEREOF the Vendor put his signature on this deed on the day month and year first above written.*

### WITNESSES:

1. *Rakesh Chhetri*  
S/o - P. B. Chhetri  
Bhanu Nagar  
Serok Rd. Siliguri

Prepared by me  
*Pijush Kanti Sarkar*  
(Pijush Kanti Sarkar)  
Deed Writer, Jalpaiguri  
License No. 26.

2. *Kushu Bhujel*  
S/o Late - K. B. Bhujel  
Uppar Phenu nagar  
Serok Road Siliguri

Typed by me  
(S. SAHA)





Registered under the  
of Act, 1954, in 1955, No. 1000

18 OCT 2004

29.04.07

*[Handwritten signature]*

POST NO. 123  
47  
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Page No. 5858  
Serial No. 1000