

L 6833/21

भारतीय गैर न्यायिक

दस  
रुपये

₹. 10



TEN  
RUPEES

Rs. 10

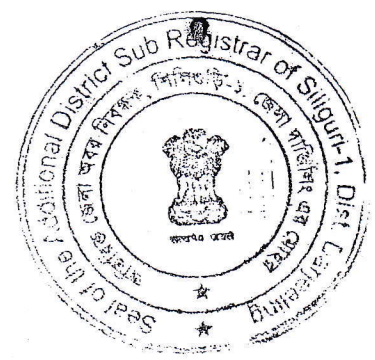
INDIA NON JUDICIAL

पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

27AB 279537

CERTIFIED COPY OF DOCUMENT NO. 6833

BOOK NO. 8 FOR YEAR 1991





215 294 6833 1000R



Handwritten mark resembling a stylized 'L' or '4'.

23  
10000

Handwritten numbers: 009, 0750, 110-50

23  
A 99-80  
M 1-20  
P 100-80  
P 4-50 mcs.

Handwritten vertical text: ४७

Handwritten numbers: 34.07, 1989/9/877

DEED OF SALE

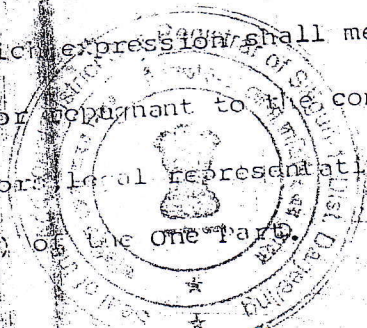
This Indenture is made on this the 19th day of August One thousand nine hundred ninety one. between

Smt. Girza Devi, wife of Sri. Shiwaji Prasad Gupta, Hindu by religion, housewife by occupation, residing at Chak P.O., S.B. Dist. Darjeeling, hereinafter called the SER (which expression shall mean and include unless ded by or occupant to the context her heirs, executors, successors, legal representatives, administrators and assigns) of the one part.

Raiyoti Homestead  
Land: one katha or  
0.165 acre

Price: Rs. 10,000/00.

P.S. Matigara.



(contd.. to 2)



Sri. N. Prasad

A n d

Sri. Nagnarayan Prasad, son of Sri. Shew Nandan Ram, Hindu by faith, business by occupation, residing at Chakbazar, P.O., P.S. & Dist. Darjeeling, hereafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the Other Part.

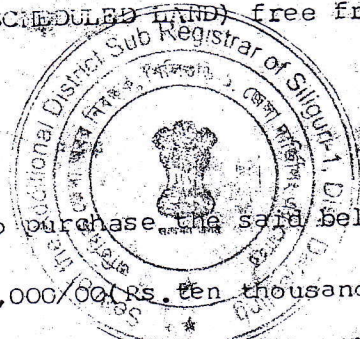
Whereas the vendor is the absolute owner in sixteen annas share of all that piece or parcel of Raiyoti Homestead land measuring 1 one katha or 0.0165 acre by virtue of a registered Deed of Sale No. 643, Dated 29.1.1982, executed by Sri. Nepal Nandi and others, registered at Siliguri Sub-registry office, having permanent heritable and transferrable right, title and interest therein, and that the said land is also free from all encumbrances and charges whatsoever.

A n d

Whereas the vendor being in need of money for investing the same in some lucrative enterprises has offered for sale the said land measuring 1 one katha or 0.0165 acre, as fully described in the schedule below ( hereinafter referred to as BELOW SCHEDULED LAND) free from encumbrances and charges whatsoever.

A n d

Whereas the purchaser has agreed to purchase the said below schedule land at or for the price of Rs. 10,000/00 (Rs. Ten thousand) free from all encumbrances and charges whatsoever. And whereas the vendor considering the said price as fair, reasonable and highest also finally agreed to sell the said below schedule land to the



Sri. N. Prasad

51



298

56/12/1945

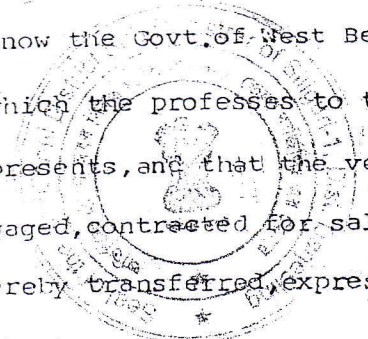
Page-3.

only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH THAT, in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs. 10 (Rupees ten thousand) only, paid by the purchaser this day to the vendor in cash (the receipt whereof the vendor doth hereby acknowledge as having fully received and the vendor also grants full discharge to the purchaser from the payment thereof) the vendor doth hereby convey, assign, sell and transfer the said below schedule land together with all right, title, interest, easements, liberties, fences, appurtenances and appendages whichever any way belonging to or reputed to belong therewith the said land and makes over possession thereof unto and in favour of the purchaser TO HAVE AND TO HOLD the same as an absolute estate peaceably and quietly with permanent heritable and transferrable right, title and interest and without any interruption or objection from the vendor or any other person or persons claiming under him, subject to the payment of land revenue and other taxes to the Superior landlord-now the Govt. of West Bengal.

The vendor declares that the interest which the vendor professes to transfer hereby subsists as on the date of these presents, and that the vendor has not previously sold, transferred, mortgaged, contracted for sale otherwise the said below schedule land hereby transferred, expressly or intended so to be, to any other person or party, and that the said land recitals made hereinabove are all true, and in the event of any contrary is detected or proved, the vendor shall be liable to be dealt with according to law and shall also be liable to make good the loss which the purchaser may suffer or sustain resulting therefrom.

The vendor further covenants with the purchaser that if for any





Page-4.

or suffered to be done by the vendor, the purchaser is deprived ownership or of possession of the said below schedule land or a thereof in future, then the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money in the case may be together with an interest @ Rs.2/00 (Rs. Two) per cent per month from the date of such deprivation of ownership or of possession, and the vendor shall further be liable to pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

SCHEDULE OF THE LAND HEREBY SOLD :

All that piece or parcel of Raiyoti homestead land measuring 1 c katha or 0.0165 acre, in Part of Plot No. 88, Recorded in Khatian No Sheet No. 1, of Mouza Handlaguri, J.L. No. 107, within the Jurisdiction of Police Station Matigara, Sub-division and Sub-registry office Siliguda Paragana Patharghata, Touzi No. 91, Dist. Darjeeling.

North : Land of Ganesh Singh.

South : Ten feet width Private Road. And

East : Vendor's land.

West : Purchaser's land.

Proportionate yearly rent is Rs. 0.12 paise payable to the Govt. of Bengal.

IN WITNESS WHEREOF THE VENDOR, in good health and conscious mind set and subscribe his hand on this Deed on the day, month and year first above written.

Witnesses :

Typed & Prepared

