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644/82

भारतीय गैर न्यायिक

दस
रुपये

रु. 10



TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल पंजीयन कार्यालय WEST BENGAL

37AB 429864

CERTIFIED COPY OF DOCUMENT NO. 644

BOOK NO. I FOR YEAR 1982



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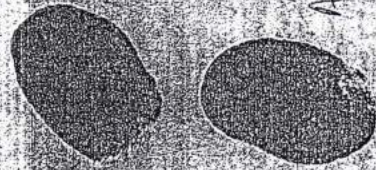
₹1000

एक हजार रुपये ONE THOUSAND RUPEES

Page No. 121-122



Handwritten notes and signatures:
 20/1/82
 10/1/82
 23/1/82
 Sub-Registrar, SILIGURI
 (Large handwritten signature)



Vertical handwritten notes:
 K.T.G.
 Aman...
 Raju...
 Manoj...

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 Not
 the Map 24
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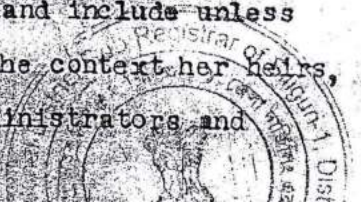
DEED OF SALE (CONVEYANCE)

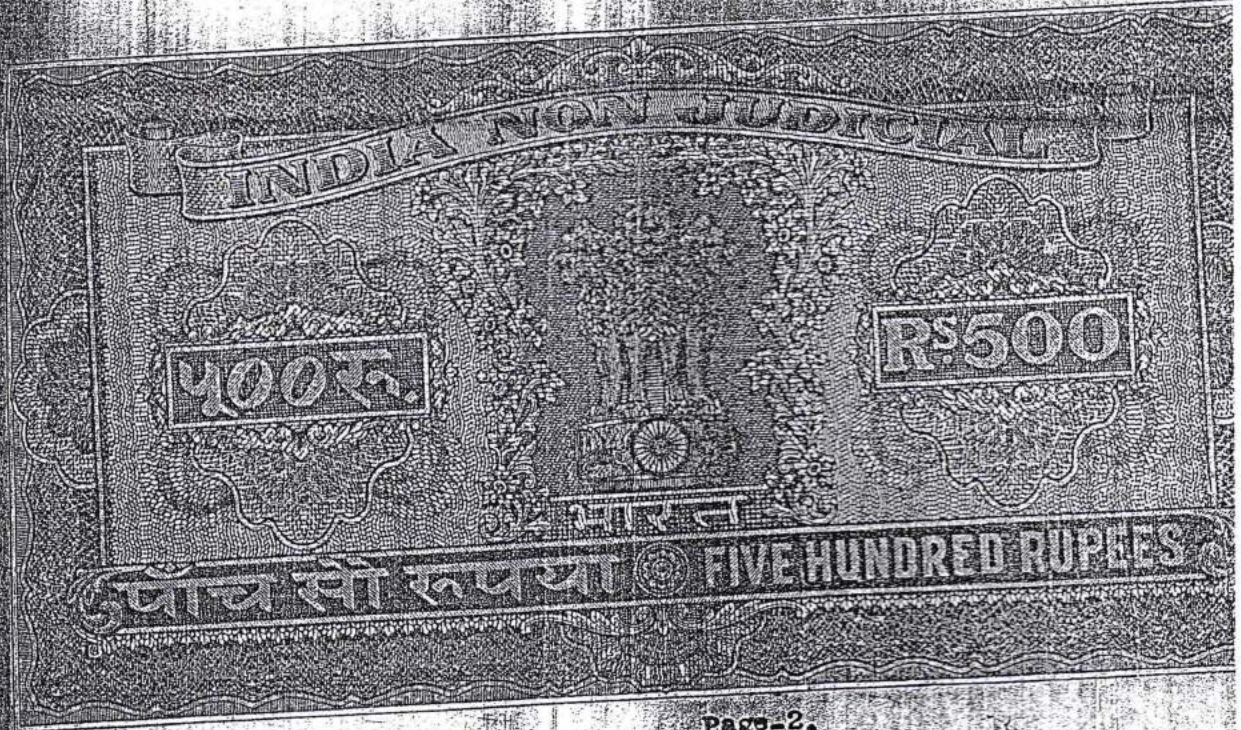
This Indenture is made on this the 29th day of January, 1982.

BETWEEN

Smt. Girza Debi, wife of Sri. Shaw Jee Prasad, Hindu by faith, household affairs by occupation, resident of Chakbazar, Darjeeling, P.S. Darjeeling, District - Darjeeling hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, representatives, administrators and assigns) of the One Part.

Raiyoti homestead land
 4 four kattas or 0.062
 acre.
 Price, Rs. 21,500/00 only
 P.S. Siliguri.





Page-2.

Dr. Gyanendra Nandi

*G.T. Nandi
Gyanendra Nandi
Kanchi*

*G.T. Nandi
Ananda Chandra Nandi*

*Payee bank
Mandraguri Nandi*

A n d

1. Sri. Nepal Nandi, 2. Sri. Gyanendra Chandra Nandi, 3. Sri. Ananda Chandra Nandi, all sons of late Bhakt Bhusan Nandi, Hindu by faith, cultivator by occupation resident of Mandraguri, P.S. Siliguri, Dist. Darjeeling hereinafter called the " V E N D O R S " (which expression shall mean and include unless excluded by contract repugnant to the context their heirs, executors, representatives, administrators and assigns) of the Other



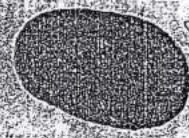


Page-3.

Mrs. K. Prasad



*R.T. 9. 2
of Manda ch nandi*



*R.T. 9. 4
of Manda ch nandi
Signature of
Mahananda Ray*

Whereas the vendors are the absolute owners in sixteen annas share and in actual khas and physical possession of all that piece or parcel of land measuring 0.43 forty three acre, by virtue of a Deed of Sale executed by Sri Kishori Mohan Mazunder, son of late Ashutosh Mazunder, of Mahananda Para, P.O. & P.S. Silliguri, on 14.5.1979 and registered in Sub-registrar's office, Silliguri, Being Document No. 3080 for the year 1979.





Page-4.

Handwritten signatures and names:
 1. *Subramanian*
 2. *Subramanian*
 3. *Subramanian*
 4. *Subramanian*
 5. *Subramanian*

A n d

Whereas the name of the vendors have been duly mutated by the J.L.R.O., Siliguri with respect to the said land vide his Office Mutation Case No.853(II)/79-80, and the vendors are paying land revenue etc. for the said land to the Superior landlord-Govt. of West Bengal regularly.

A n d

Whereas the vendors have permanent heritable and transferrable right, title and interest on the entire aforesaid land and the said entire land is free from all encumbrances, charges, mortgage, lien and requisition or acquisition proceedings. The said is a Retained Land under the Provisions of the West Bengal Estates Acquisition Act, 1953.

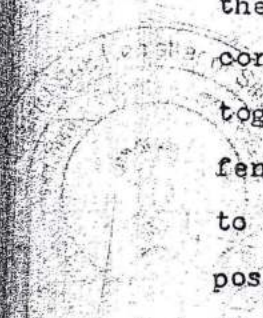
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Page 5
19/10/59
K. S. Chatterjee
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K. S. Chatterjee

sition Act, 1953 and the West Bengal Land Reforms Act, 1955 as amended upto date.

A n d

Whereas the vendors being in need of fund for acquiring other type of properties, have offered for sale the land measuring 4 four kattas, out of the vendor's aforesaid land measuring 0.43 forty three acre, and the purchaser has agreed to purchase of said land measuring four kattas as fully described in the schedule below (hereinafter the said four kattas of land which the purchaser has agreed to purchase is referred to as "BELOW SCHEDULE LAND " for sake of brevity) at or for the price of the Rs. 21500/00 (Rs. twenty one thousand five hundred) only free from all encumbrances whatsoever, and whereas the vendors considering the said price as fair, reasonable a highest, have finally and firmly agreed to sell the said below scheduled land, to the purchaser, at or for the price of --- Rs. 21500/00 (Rs. twenty one thousand five hundred) only free from all encumbrances whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH, that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs. 21500/00 (Rs. twenty one thousand five hundred) only paid by the purchaser this day to the vendor's in cash (the receipt whereof the vendors doth hereby acknowledge as having fully received and the vendors also grants full discharge to the purchaser from the payment thereof). the vendors does hereby convey, assign, sell and transfer the said below scheduled land together with all right, title, interest, easements, liberties, fences, appurtenances and appendages whichever anyway belong to or reputed to belong with 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



Sanjiv Kumar Das

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from the vendors or any other person or persons claiming under their subject to the payment of land revenue and other taxes to the Superior landlord now the Govt. of West Bengal or to such other authority infuture as law provides from time to time.

The vendors declares that the interest which the professes to transfer hereby subsists as on the date of these presence, and that the vendors have not previously sold, transferred, mortgaged, encumbered, contracted for sale or otherwise the said below scheduled land hereby transferred, expressed or intended so to be to any other person or party, and that the said land hereby transferred suffers from no defect of title, and that the recitals made hereinabove are all true, and in the event of any contrary is detected or proved, the vendors shall be liable to be dealt with according to law and shall also be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendors further covenants with the purchaser that if for any defect of title of the said below scheduled land or for any act done or suffered to be done by the vendors, the purchase is deprived of ownership or of possession of the said below scheduled land or any part thereof infuture, then the vendors shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be, together with an interest at the rate of Rs. 18/- (Rs. eighteen) percent per annum from the date of such deprivation of ownership or of possession, and the vendors 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.



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SCHEDULED OR THE LAND HEREBY SOLD :
(above referred to)

All that piece or parcel of raiyoti homestead land measuring 4 four kattas or 0.062 point zero six two acre, included in forming Part of Plot/Dag No. 88 (eighty eight), Recorded in Khatian No. 62/1 (sixty two by one), Sheet No. 1 (one), of Mouza Mandlaguri, J. L. No. 107 (one hundred seven), within the Jurisdiction of Police Station, Sub-division and Sub-registry Office Siliguri, Paragana Patharghata, Touzi No. 91, Dist. Darjeeling, said land is butted and bounded as follows :-

- By the East : Land of Nag Narayan Grosad & others.
- By the West : Land of Kishori Majumder.
- By the North : Land of Ganesh Singh.
- By the South : 10 ten feet width Road & land of Kishori Majumder.

Proportionately yearly rent is Rs. 0.50 paisa is payable to the Govt. of West Bengal.

The lands sold by this Deed is shown and delineated by RED Boundary line in the Map/Plan enclosed herewith forming part of these presents.

IN WITNESS WHEREOF, the vendors in good health and conscious mind, sets and subscribes their hand on this Deed on the day, month and year first above written.

Witnesses :

Handwritten signatures of witnesses:
[Signature 1]
[Signature 2]
[Signature 3]

Santi Anand Das

Handwritten signature:
Krishna D. Das

Typed, read over and explained by me :

Handwritten signature:
Manoranjan Das
Typist : Siliguri.



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