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500Rs.



Admissible under Rule 21 (6),
 Stamped under the Indian Stamp,
 (West Bengal Amendment) Act
 1987 also under Section-8 of the
 W.B.L.R. Act 1955. Schedule No.
 1A. Fee paid A. 66.00
 Process Fee A. 50 in G.P.S.



7000/-
 23
 A 66.00
 O/S n. 50

[Signature]

Sub-Registrar
 of Jalpaiguri District

12.3.93



[Signature]
 Subitrideni Khogea
 Taken by me
 Shovadana

DEED OF SALE (CONVEYANCE)

With Respect to : Homestead land 0.04125-acre.

Price Rs.7,000/-

Mouza Dabgram, J.L.No.2,

P.S.Rajganj.

(contd.to next sheet)

[Handwritten signature]
 Adv, Sig'

A. J. STAMP

No. 326 - dated 05-3-93
SOLD TO Champa Devi Agarwala,
Siliguri,
Rs. 500/- (Rs. five hundred) only.

Presented for Registration at.....
on the 12th day of March 1993
at the Rajgani Sub-Registry Office
by Smt. Sabitri Devi Khargga
Executive/Client

Anita Das
STAMP VENDOR
SILIGURI COMR

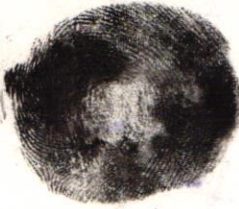
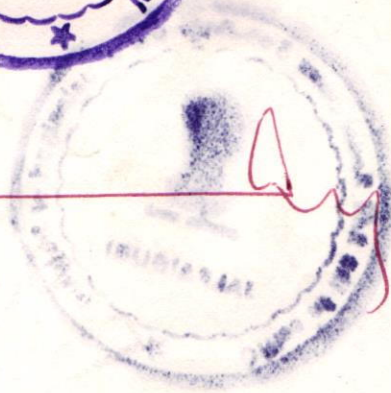


Anita Das
The Joint Sub-Registrar
of Jalpaiguri at Rajgani

Sabitri devi Khargga
taken by me
Shova Lama

12/3/93

Exempt



1294

Smt. Sabitri Devi Khargga,
W/o. Mr. Baladram Khargga,
of 25 Allie, Serone Road,
Stantingpur,
By Smt. Himola by Pro Household Business.

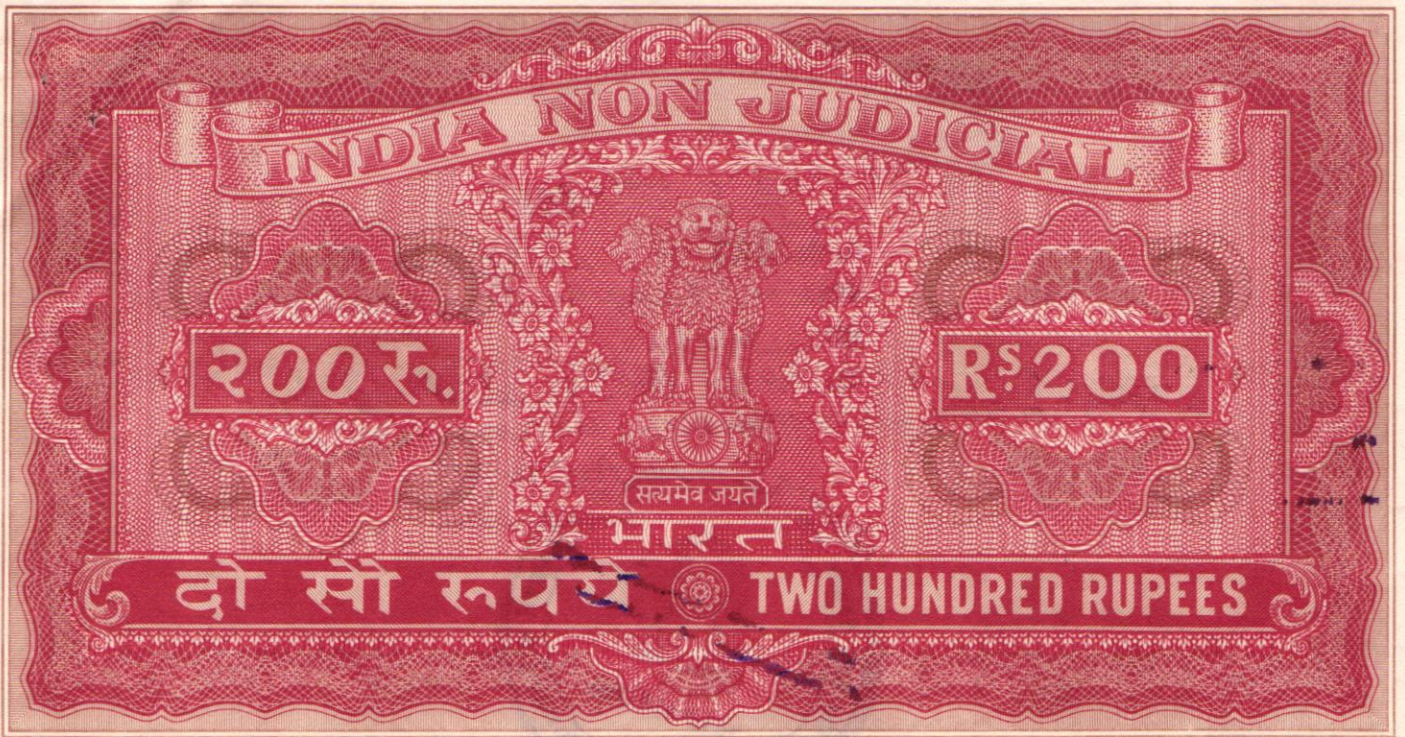
Sabitri devi Khargga
taken by me
Shova Lama

Himola

Shova Lama

Shova Lama,
W/o. Prasen Ghosh,
of Serone Road, 25 Allie,
Dalgaon, St. Jalpaiguri
By Smt. Himola by Pro Household Business.

The Joint Sub-Registrar
of Jalpaiguri at Rajgani
12/3/93



Page 2.



Dr. Sabitri devi Khargia

taken by me

Shovra Janna

This Indenture made on the 12th day of March, 1993.

(contd. to nextsheet)

*7007
Adv.*

A. J. STAMP

No. **327** dated **05-3-93**

SOLD TO **Champa Devi Agarwala**
Siliguri

200/- (Rs. Two hundred) only.

Total : **Rs. 500/- + Rs. 200/- = Rs. 700/- (Rs. Seven hundred) only.**

Arita Das



Joint Sub-Registrar of Jalpaiguri & Malani

12/3/93

This indenture made on the 12th day of March, 1993.

(contd. to next page)

Page-3.

B E T W E E N

SMT. CHAMPA DEVI AGARWALA, Wife of Sri. Kishan Lal Agarwala, by religion Hindu, by occupation Housewife, resident of Dangipara, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal - - representatives, administrators and assigns) of the ONE - PART.

A N D

SMT. SABITRI DEVI KHARGA, Wife of Late Dal Bahadur Kharga, by religion Hindu, by occupation Household business, resident of 2 1/2-Mile, Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal - - representatives, administrators and assigns) of the OTHER PART.

(Contd. to next sheet)

Signature of Sabitri Devi Kharga
taken by me
Shova Datta

From
Adv.

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Jti of Sabitri devi Kharga
taken by me
Shoba Jarna

WHEREAS the Vendor hereof became the absolute owner and entered in actual khas and physical possession of Homestead land measuring 0.04125-zero point zero four one two five acre equal to 2(two)kathas 8(eight)chhataks as fully described in the SCHEDULE appended below(hereinafter referred to as "BELOW SCHEDULED LAND") for the sake of brevity) by virtue of a Deed of Partition executed by the vendor and Smt.Chandrika Kharga, Smt.Sushila Chandak and Sri.Madhu Prasad Sharma, on 04.05.1992 and registered in the office of the District Sub-Registrar, Jalpaiguri, being document No.2865-for the year 1992.

A N D

WHEREAS vendor hereof, being in need of money for her various developmental plans and Schemes, has offered for sale her said below scheduled land, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the purchaser hereof, relying on the aforesaid statements of the vendor, has agreed to purchase the said below scheduled land of the vendor at or for the price of Rs. 7,000/00(Rupees Seven thousand) only free from all encumbrances and charges whatsoever.

A N D

WHEREAS the vendor, considering the price so offered by the purchaser as fair, reasonable and highest in the prevailing market, has also finally agreed to sell her said below-scheduled land to the purchaser at or for the price of ---

(Contd.to next sheet)

J. Ban.
Adv.



*Lot of Sabitri devi Khargee
taken by me
Shova Janna*

Page -5.

Rs.7,000/00(Rupees Seven thousand) 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.7,000/00(Rupees Seven thousand) only paid by the purchaser this day to the vendor in cash(the receipt whereof the vendor does hereby acknowledge as having received and the vendor also grants full discharge to the purchaser from the payment thereof) the vendor DOTH hereby convey, assign, sell and transfer her said below scheduled land together with all her right, title, interest, hereditaments, liberties, easements, trees and fences etc. whatsoever in any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the purchaser absolutely and for ever TO HAVE AND TO HOLD the same by the purchaser as absolute owner thereof, peaceably and quietly, with permanent, heritable and transferrable right, title and interest and without any claim, objection, interference or interruption from the vendor or any other persons or person claiming under her, 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 she 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 or otherwise the said below-scheduled land to or with any other person or party, and that the land hereby transferred, expressed or intended so to be suffers from no defect of title, and that the recitals made hereinabove -are all true, and in the event of any contrary is proved, the vendor shall be liable to be dealt with according

(contd. to next sheet)

As per Adv.

Signature of Sabitri Devi Kharge
taken by me
Shova Jaina

to law and shall also be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendor 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 vendor, the purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof in future, then the vendor 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 fifteen percent per annum from the date of such deprivation of ownership or of possession, and the vendor shall further 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 :

ALL THAT PIECE OR PARCEL of Homestead land measuring - 0.04125-zero point zero four one two five acre or 2(two)kathas 8(eight)chhataks of Plot No.80(eighty), Sheet No.7(old), New 8, recorded in Sabek Khatian No.71(seventy one), R.S./Hal - Khatian No.90/1(ninety by one), of Mouza -Dabgram, J.L. Number 2, within the jurisdiction of Police Station -Rajganj, Sub-Division and Sub-Registry Office -Jalpaiguri, Paragana - Baikunthapur, Touzi No.3, Dist.Jalpaiguri, is sold by this Deed of Sale(Conveyance).

(Contd.to next sheet)

At 10 am
15/11/21



dti of Sabitri Devi Khargha
taken by me
Shova Jena

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The said land is butted and bounded
as follows:-

- By the North: Land of Sri.Bhabani Chhetri ;
By the South: Land of Ganesh Saw Mill ;
By the East : Land of Smt.Chandrika Kharga ;
By the West : Land of Sri.Sanjay Kumar Agarwala purchased from
Smt.Sushila Chandak & others.

The said bounded land is shown and delineated by Letter
'A' quotted with RED Border lines in the map or plan annexed
herewith forming part of these presents.

Yearly rent for the land measuring 0.50-acre is Rs.0/50-
paise and Proportionate yearly rent for the land hereby sold
is Rs.0/05-five paise -now payable to the superior landlord -
the Govt. of West Bengal.

IN WITNESS WHEREOF the vendor, in good health and
conscious mind, has set and subscribed her hand
on this Deed of Sale on the day, month and year
first above written.

Witnesses:-

① Shova Jena
Daughter of Prem Singh
Sevoko Road, 2 miles -

② Sushila Chandak
Wife of Azim Chandak
Sevoko Road 2½ mile

Drafted, read over and explained
by me and typed in my chamber.

Sisir Kumar Das
(Sisir Kumar Das),
Advocate, Siliguri,
Hakimpara(East), Siliguri,
Regn.No.W.B./352/1988.