



2027 25-2-92

Minar Manoj An Aganwala, represented by father Sri Kishanlal Aganwala, S/o [Signature]

25/2/92

Registered by Registration of 250  
on the 21st day of April 1992  
Madhu Prasad Sharma



Exempted from stamp duty

Madhu Prasad Sharma ①

Madhu Prasad Sharma

District Sub-Registrar  
Jaipur 7.4.92

Bed Prasad Sharma

Sabitri Devi

Dal Bahadur Khargu

Madhu Prasad Sharma ②

Chandra Kala Devi

Dal Bahadur Khargu

2598

Kaushalya Devi

Tangman Aheli

2. L.T.I - Sabitri Devi By Pen Arun Kr Chandak

Kalita Devi

Madan Aheli

3. 2599

Sushila Chandak

Arun Kr Chandak

4. L.T.I - Kaushalya Devi By Pen Arun Kr Chandak

Purpa - Devi  
of Bahadur Aheli  
Thana [Signature] Dist [Signature]

5. 2550

by caste [Signature] by profession [Signature]

5. Kalita Devi

Identified by

2551

Arun Kr Chandak  
8/0 of [Signature] Narayan Chandra  
of [Signature] Road

6. Sushila Devi Chandak

Thana [Signature] Dist [Signature]  
by caste [Signature] by profession [Signature]

7. Purpa Devi

8. Arunkumar Chandak

[Signature]

District Sub-Registrar  
Jaipur 7.4.92

Madhusudhan Sharma

L.Ti. Sabitri Devi

By Pen Arun

Kumar Chandak

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B E T W E E N

L.Ti- Kaushalya Devi  
By Pen. Arun Kumar

Chandak

Lalita Devi

Sushila Devi Chandak

Pushpa Devi

Minor Manoj Kumar Agarwala, Son of Sri.Kishanlal Agarwala, by religion Hindu, by occupation dependant, resident of Dangipara, Siliguri, P.O. & P.S.Siliguri, Dt.Darjeeling, represented by and through his father & natural guardian Sri.Kishanlal Agarwala, Son of Sri.Mangal Chand Agarwala, resident of Dangipara, Siliguri, P.O. & P.S.Siliguri, Dt.Darjeeling, hereinafter called the "PURCHASER" (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 ONE PART.

A N D

1. Sri.Madhu Prasad Sharma, Son of late Bed Prasad Sharma,
  2. Smt. Sabitri Debi, wife of late Dal Bahadur Kharga,
  3. Smt. Chandrakala Debi, wife of late Dal Bahadur Kharga,
  4. Smt. Kaushallya Debi, wife of Sri. Jangman Chhetri,
  5. Smt. Lalita Debi, wife of late Madan Chhetri,
  6. Smt. Sushila Chandak, wife of Sri. Arun Kumar Chandak,
  7. Smt. Pushpa Debi, wife of Sri. Rudra Bahadur Chhetri,
- No.2 to 7-are daughters of late Bed Prasad Sharma, all Hindu by religion, No.1-is businessman, No.2 to 7-are Housewives by occupation, all at present residents of Dabgram, P.S. Rajganj, Dt. Jalpaiguri, hereinafter called the "V E N D O R S" (which expression shall mean and include unless excluded by or repugnant -

, (contd. to next sheet )

*Mahadev Prasad Sharma*

*L.T.I. Sabitri Devi*

*By Per Arun Kumar  
Chandak*

Page 3.

*L.T.I. Kambhly Devi  
By Per - Arun Kumar  
Chandak*

*Kalita Devi  
Sushila Devi Chandak  
Purpa Devi*

to the context their heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS One Bed Prasad Sharma, Son of late - K.P.Sharma of Jalpaiguri Town, P.S. & District - Jalpaiguri became the absolute owner and entered in actual khas and physical possession of land measuring 0.50-acre or 30-kattas in Plot No.80, Sheet No.7, recorded in C.S.Khatian No.71, of -- Mouza Dabgram, P.S.Rajganj, District Jalpaiguri, by virtue of a Deed of Sale executed by Sri.Mahinath Roy, Son of late Gora Singh Roy of Dabgram, Police Station Rajganj, District Jalpaiguri, on 09.12.49 and registered in the office of the - District Sub-Registrar, Jalpaiguri, in Book No.1, Volume Number 44, Pages 227 to 228, being document No.4928-for the year 1949, and abovenamed Sri.Bed Prasad Sharma acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

(contd.to next sheet )

*Prasad  
Adv.*

Ma Durgadevi Sharma

Salokhi Devi

Dy. Pen Arun Kumar  
Chandelak

Page 4.

A N D

L. Ti. Kausalya Devi  
Dy. Pen Arun. K. Chandelak

Kalita Devi

Sushila Devi Chandelak  
Ruspa Devi

WHEREAS abovenamed Bed Prasad Sharma died intestate leaving his wife -Smt. Durga Debi Sharma and the vendors hereof totalling 8-eight persons as his legal heirs to inherit his said land in accordance with the provisions of the Hindu Succession Act, 1956.

A N D

WHEREAS thereafter abovenamed Smt. Durga Debi Sharma made gift of land measuring 0.25-acre equal to 15-kattas out of the total aforesaid land measuring 0.50-acre equal to 30-kattas to and in favour of her Daughter -Smt. Sushila Sharma (vendor No.6-hereof), by virtue of a Deed of Gift executed by abovenamed Smt. Durga Debi Sharma on 09.1.1985 and registered in the office of the Sadar Joint Sub-Registrar, Jalpaiguri, in Book No.1, Volume No.2, Pages 377 to 382, Being Document No.173-for the year 1985, free from all encumbrances and charges whatsoever, though - - Smt. Durga Debi Sharma had ownership in only 1/8th share which she (Smt. Durga Debi Sharma) inherited in the said land measuring 0.50-acre ( i.e. 0.0625-acre) and accordingly said Smt. Sushila Sharma legally acquired ownership in and over land measuring 0.0625-acre as per said Deed of Gift Being document No.173, dated 09.1.1985 & whereas thereafter said Smt. Durga Debi Sharma died intestate - - leaving no ownership in the said Property.

( contd. to next sheet )

J. San.  
Adv.

*Ma. Thakur Das*

*L.T.I. Sabeitri Devi  
By Pem. Arun  
Kumar Chandak*

*L.T.I.*

*Kaushlya Devi By  
Arun Kr Chandak*

*Kalita Devi  
Sushila Devi Chandak  
Purpa Devi*

Page 5.  
A N D

WHEREAS in view of the aforesaid facts, the vendors hereof are now the absolute owners and in joint physical possession in and over land measuring 0.50-acre having permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the vendors, being in need of money, have offered for sale their land measuring 0.25-acre equal to 15(fifteen) kattas ( butted and bounded by the North : land of Bhabani Chhetri, by the South : Land of Ganesh - Saw Mill, by the East : Vendors balance land measuring 0.25-acre or 15-kattas, and by the West : Sevoke Road ) out of their (vendors') said total land measuring 0.50-acre 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 vendors, has agreed to purchase land measuring 0.083-zero point zero eight three acre equal to Five kattas as fully described in the SCHEDULE appended below ( hereinafter referred to as "BELOW SCHEDULED LAND" for the sake of brevity ), out of vendors said land - -

*As per  
Adv.*

(contd. to next sheet )



*Mr. Subramanian*

L.T. I. Sabitri Devi  
By Per Arunkumar  
Chandak

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L.T. I  
Kankalya Devi  
By Per Arun Kar  
Chandak  
Kalita Devi  
Sushila Devi Chandak  
Perpa Devi

peaceably and quietly, with permanent, heritable and - -  
transferrable right, title and interest and without any  
claim, objection, interference or interruption from the  
vendors or any other person or persons claiming under them,  
subject to the payment of land revenue and other taxes to  
the superior landlord -now the Govt. of West Bengal.

The Vendors declare that the interest which they -  
profess to transfer hereby subsists as on the date of  
these presents, and that the vendors have 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 trans-  
ferred, 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 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 covenant 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 purchaser be deprived of ownership or of -  
possession of the said below-scheduled land or any part  
thereof in future, then the vendors shall forthwith - -  
return to the purchaser the full or proportionate part  
of the consideration money as the case may be together

(contd. to next sheet )

*Adm.  
Adv.*



*Ma. D. J. on behalf of Smt.*

*L. T. i. - Sabitri*

*Devi.*

*By Pen Arun -*

*Kumar Chandak*

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*L. T. i.*

*Kamhllya Devi*

*By Pen - Arun Ko*

*Chandak*

*Karila Devi*

*Sushila Devi Chandak*

*Purba Devi*

with interest at the rate of fifteen percent per annum from the date of such deprivation of ownership or of possession, and the vendors 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 LAND :

ALL that piece or parcel of land measuring 0.083-zero point zero eight three acre equal to 5-five kattas, out of Vendors' said land measuring 0.25-acre or 15-kattas, of Plot No.80(eighty), of Sheet No.7(old) and 8(new), recorded in Sabek Khatian No.71(seventy one), R. S./ Hal Khatian No.90/1(ninety by one), of Mouza Dabgram, J.L.No2, within the jurisdiction of Police Station Rajganj, Sub-division and Sub-Registry office Jalpaiguri, Paragana Baikunthapur, Touzi No.3, Dt.Jalpaiguri, is sold by - this Deed of Sale ( Conveyance ).

The said land is butted and bounded as follows :-

On the North : Land of Sri.Bhabani Chhetri ;

On the South : Land of Ganesh Saw Mill ;

On the East : Balance land of the vendors measuring five kattas today sold to Smt.Uma Debi Agarwala and land measuring five kattas today sold to Sanjoy Kumar Agarwala.

On the West : Sevoke Road.

*Arjun Adv.*

( contd. to next sheet )

No. 27 of 1988

L.T.I. - Sabintri Devi  
By Per Asem Kumar  
Chandak

L.T.I.

Kushlya Devi  
By Per  
Asem Kumar Chandak

Salita Devi  
Sushila Devi Chandak  
Pascoe Devi

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Yearly rent for the land measuring 0.50-acre is  
Rs.50-paisa and proportionate yearly rent for the land  
hereby sold is Rs.0/09-paisa payable to the superior - -  
landlord - now the Govt. of West Bengal.

IN WITNESS WHEREOF the Vendors, in good health and  
conscious mind, have set and subscribed their respec-  
tive hands on this Deed of Sale ( Conveyance) on  
the day, month and year first above written.

.....

Witnesses:

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

(1) Asem Kumar Chandak  
S/o Late Laxmi Narayan  
Chandak  
Saran Pur Siliguri

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

(2) Anil Kumar Verma  
S/o Late Chandra Prakash Verma  
Surung Busty, Siliguri.