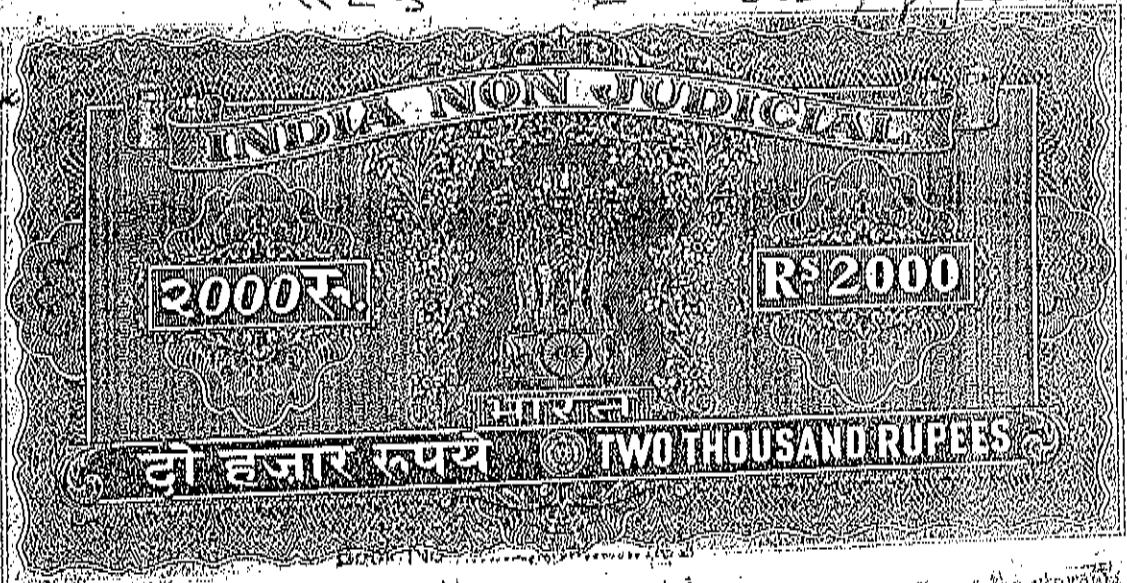
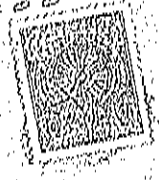


123 2 503-17 2000Rs



Value No. \_\_\_\_\_  
Page \_\_\_\_\_  
Date \_\_\_\_\_  
Place \_\_\_\_\_

Process for in Court for stamp  
3=00



*S.K. Chatterjee*  
A. 2-78

and also under Act 5  
of the WMA 1955  
Stamp Act 1952  
Act 1952 B 1957  
Act 1952 B 1957

Jagdish  
A-299-70  
380=90

DEED OF CONVEYANCE.

THIS DEED OF CONVEYANCE is made on this the 3rd day of February One Thousand Nine Hundred Seventy eight A.D.

Between

Jagdish Prasad Agarwala son of Late Mamchand Agarwala, Hindu by faith, businessman by occupation, resident of 38, Armenian Street, Calcutta-7 and Proprietor of the firm styled as M/s. MAMCHAND LOKNATH having its place of business at 20, Mullick Street,  
contd. to .....2

No. 582 } - 28/11/77

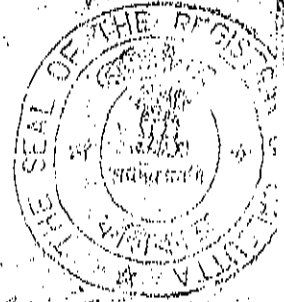
O M. Prakash Wadgaonkar, Siliguri

Stamp Worth

No. 2532/-

2000 x 1 =	2000/-
500 x 1 =	500/-
30 x 1 =	30/-
2 x 1 =	2/-

2532



28/11/77

Stamp duty for registration of the instrument in the name of Jagdish Prasad Agarwala

12-25 Ru

1978

Jagdish Prasad Agarwala  
The Applicant

Stamp Duty  
Siliguri

Jagdish Prasad Agarwala

Exemption No. 27  
Jagdish Prasad  
Agarwala Son of Late  
Madan Chandra Agarwala  
of 38 Anand Mohan St.  
Calcutta Hindu, 4 roads



370

Jagdish Prasad Agarwala

Exemption by  
Lalit Mallick

Son of Late Madan Chandra  
Lalit Mallick of 6  
Old post Office St.  
Cal. Hindu, Service Road

Lalit Mallick

4.2.78

500Rs.



- 2 -

Calcutta-7, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context mean and include his (its) heirs, executors, administrators, representatives and assigns) of the ONE PART;

Shri OMERAKASH KANDOL son of Late Dalaram Kandol, Hindu by birth, businessman by occupation, resident of Mitterpally, Siliguri, P.S., P.O., Sub-Division and Sub-Registry Office Siliguri in the District of Darjeeling hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context mean and include his successors, heirs, executors, administrators and assigns) of the OTHER PART;

*[Handwritten signature]*  
10/11/1911

contd to ...

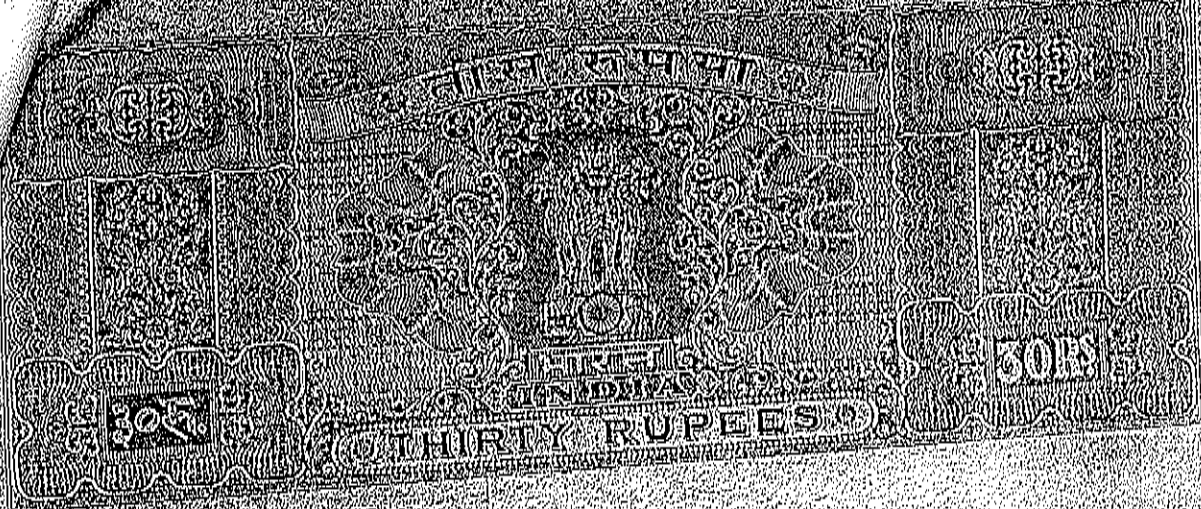
On the 10th day of June 1878

25 924  
G. W. ... - 2670/2

at the ...  
... Stamp Dept



Washington ...  
1878

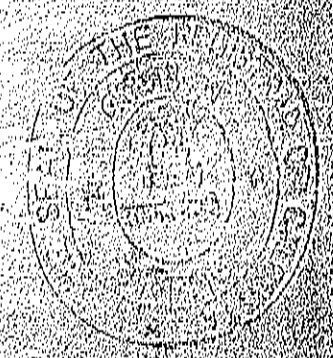


- 3 -

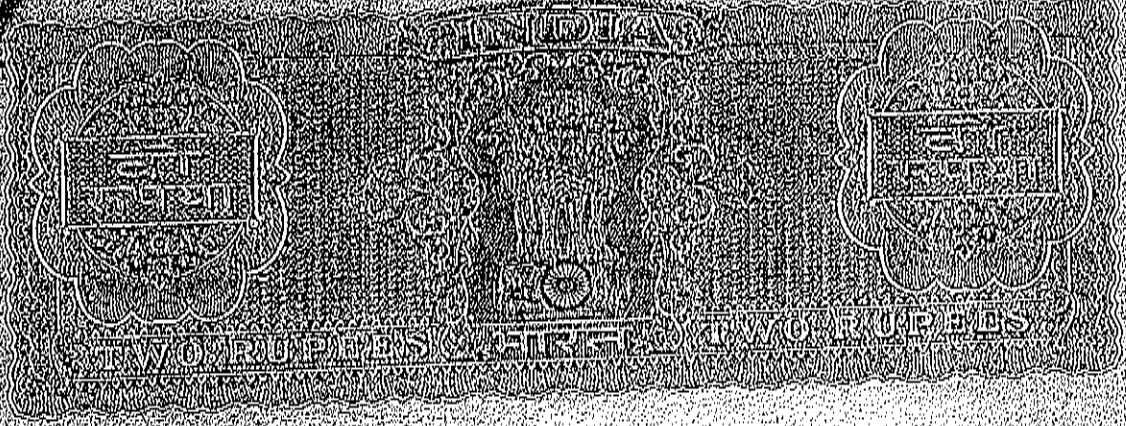
WHEREAS by virtue of a Registered indenture made and executed on the 8th day of January 1964 between one Rohitash Prasad Agarwala son of late Manohand Agarwala of Kalimpong and M/s. Manohand Loknath, having its place of business at 20, Mullick Street, Calcutta-7, represented by its proprietor Sri Jagdish Prasad and duly registered before the Sub-Registrar, Calcutta in Book No. 1, Volume No. 13 pages 284 to 288 being Deed No. 117 for the year 1964, the present vendor Sri Jagdish Prasad Agarwala, in the capacity as the proprietor of the said firm M/s. Manohand Loknath, the then purchaser, became the absolute owner-in-possession of all that piece or parcel of land measuring 1 Bigha of homestead land and fully described in the (contd to...)

2532/1  
C. H. ...  
...

...



...



schedule below and also acquiring thereby heritable,  
 transferable and saleable right, title and interest over the  
 land hereinafter called the said demised land AND WHEREAS  
 upon actual measurement, the said demised land has been  
 found to be 15 Cottahs and 11 Chittacks only.  
 AND WHEREAS the Vendor being in need of money for  
 making profitable investments decided to sell the above  
 referred land, fully described in the schedule below and  
 expressed his desires for the same;

*Tagor Das*

AND WHEREAS the purchaser being in need of a good  
 plot of land and being in occupation of the said land as  
 tenant thereof, offered to purchase the said demised land  
 and the Vendor being in need of money for making profitable  
 investments decided to sell the above referred land, fully  
 described in the schedule below,  
 contd to .....5

*Tagor Das*

*Tagor Das*

2504-  
(606-78) (11-882-9) - 239/100

Clark, J. H. 1938  
Sub-Treasurer, Stamp Dept.  
Baltimore



Register of Accounts  
Baltimore

4278



at a price of Rs 31,000/- (Rupees Thirty One Thousand) only,  
free from all encumbrances whatsoever;

AND WHEREAS the Vendor finding the price so offered  
by the Purchaser very reasonable and fair accepted the  
said offer and agreed to sell the said <sup>demised land</sup> ~~land~~ ~~XXXXXX~~  
exactly fully described in the schedule below to the  
Purchaser free from all encumbrances whatsoever;

NOW THIS INDENTURE WITNESSETH that in pursuance of  
the said offer and acceptance and also in consideration  
of Rs 31,000/- (Rupees Thirty One Thousand) only paid by  
the Purchaser to the Vendor (the receipt whereof the  
Vendor doth hereby acknowledge and grant full discharge  
to the purchaser from the payment thereof) the Vendor  
doth hereby grant, convey, assign and transfer unto the  
Purchaser the aforesaid land described in the schedule  
below and make over possession thereof to the Purchaser  
together with all rights, liberties, privileges, easements,  
appendices, appurtenances belonging to or in any way  
appertaining to the said land as an absolute estate free  
from all encumbrances and all the rights, titles and interest  
contd. to .....6



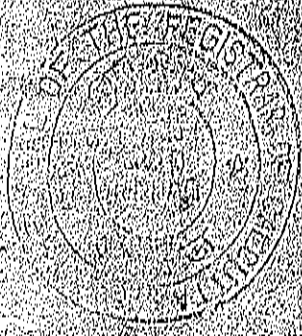
4278  
Bureau of Animal Industry  
Washington

of the Vendor into or upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rent etc. payable to the superior landlord at present the State of West Bengal.

AND the Vendor doth hereby covenant with the Purchaser that the interest which the Vendor professes to transfer subsists and the Vendor has full authority to transfer the land hereby transferred, expressed or intended so to be unto the Purchaser in the manner aforesaid and the Vendor or any person claiming under him shall and will from time to time at all times hereafter at the request and cost of the Purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

It is further declared that the right under which the land described in the schedule below is held by the Vendor has not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other

could. to . . . . .



RECORDED & INDEXED  
MAY 14 1914  
14-258

encumbrance whatsoever upon the scheduled land/property hereby transferred, expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any charge, mortgage, attachment or any other encumbrance the Vendor shall be liable to compensate the Purchaser for any loss or injury that the Purchaser may sustain in consequence thereof ;

THE Vendor further covenant that all rents and other public charges for the property hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents have been paid and all other covenants and conditions required to be observed and performed by the Vendor in relation to the said property has been observed and performed and in case if it transpires otherwise the Vendor shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

THE Vendor further declares that the entire property forming subject matter of the present conveyance was in his and actual possession of the Vendor at the date of

contd. to . . . . . 8



8  
BUREAU OF LAND MANAGEMENT  
CIRCULAR  
4-2-78

these presents. If for any defect of title or for any act done or suffered to be done by these presents the Purchaser is deprived of possession or of enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the Vendor shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of Rs. 2/- per cent per month from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the purchaser.

It is further declared that the Vendor has not transferred or entered into any binding contract with any other person to sell or transfer otherwise the property hereby conveyed by these presents or any part thereof and there exists no such contract at the date of these presents or if any of the recitals made herein are proved to be false the Vendor shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

contd. to .....9



2  
RECEIVED OF THE REGISTRAR GENERAL  
COMMONWEALTH OF MASSACHUSETTS  
4 27 88



Specie Data

All that piece or parcel of homestead land measuring 0.27 acres (one bigha) and eleven Chitracks (one bigha) or 0.27 acres (one bigha) according to the old measurement (one bigha or 0.27 acres) and eleven Chitracks (one bigha) or 0.27 acres (one bigha) according to the old measurement (one bigha or 0.27 acres) pertaining to

Khetan No. 2421 (one four two seven by one) in Dag No. 2940 (two and four six), within Pargana: Bilkunthapur, Mouza:

Siliguri, Tal. No. 110 (one one zero) under P.S. and P.O. Siliguri and situated in the town of Siliguri, within

Siliguri Municipality and Sub-Division of Siliguri in the District of Darjeeling. The land being covered by boundary walls is situate and bounded as follows:-

- North :- Land and house of Bhagwati Devi Agarwala w/o Ramkumar Agarwala.
- South :- Arsen Road (formerly Viswakarma Road) a Municipal Road.
- East :- Passage of Sm. Bhagwati Devi Agarwala or others.
- West :- Birwan Road.

Contd. to ... 10



UNIVERSITY OF MICHIGAN  
ANN ARBOR, MICHIGAN

1817

THE annual rent payable to the State of West Bengal  
is Rs. 12.50 paise.

IN witness whereof the Vendor puts his signature on  
the day, month and year referred heretofore.

Witnesses:-

Jay Jitendra Agarwala

1. V. B. ...  
S. ...  
Calcutta

2. ...  
6, ...  
Calcutta

Witness of ...

By ...  
of various ...

Rs 31.000/-

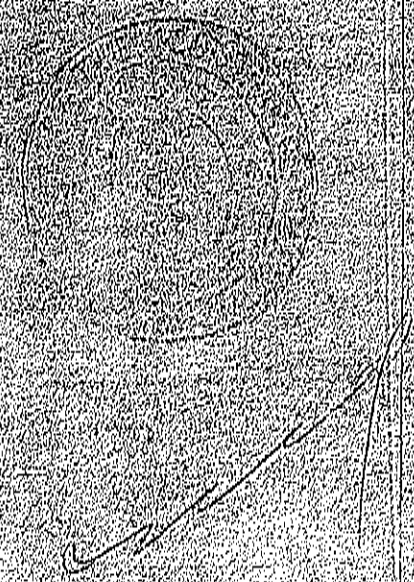
Rupees Thirty one thousand only

...  
...  
J. ...

Jay Jitendra Agarwala

Top No. 1  
No. 6725  
Bs. 363  
1970

13



Department of Agriculture  
Collection

9/12/78



Department of Agriculture  
Collection

No. 582 dt 23-11-77 sold to  
Phanash Kandoi. Siliguli SD  
gligible licensed stop vendor  
Rs. 25321 - SD gligible 23-11-77  
clerk-in-charge. Sub-Treasurer  
(stop Dept Siliguli) 2000X1=2000/-  
500X1=500/- 30X1=30/- 2X1=2/-

No. 582 dt 23-11-77  
sold to Phanash Kandoi. Siliguli  
SD gligible licensed stop vendor  
Rs. 25321 - SD gligible 23-11-77  
clerk-in-charge sub-Treasurer  
stop Dept. Siliguli)

No. 582 dt 23-11-77 sold to Phanash Kandoi  
Siliguli SD gligible licensed stop  
vendor Rs. 25321 - SD gligible  
23-11-77 clerk-in-charge sub-  
Treasurer stop Dept Siliguli)

No. 582 dt 23-11-77 sold to  
Phanash Kandoi Siliguli SD  
gligible licensed stop vendor  
Rs. 25321 - SD gligible 23-11-77  
clerk-in-charge sub-Treasurer  
(stop Dept Siliguli)



Presented for registration at  
12-25 P.M. at the Calcutta  
Registration Office on the 4th  
day of February 1978 By  
Jagdish Prasad Agalwala the  
executant Jagdish Prasad  
Agalwala

SS S.K. Chakrabarty  
Registered of Affidavances  
Calcutta 4-2-78

Execution is admitted by  
Jagdish Prasad Agalwala  
son of late Namchand Agalwala  
of 38 Armenian St. Calcutta  
Hindu Trade

T.9. no. 370 Jagdish  
Prasad Agalwala  
Identified by Salit Mallick son of  
late Mankamal Mukherjee of 6  
old post office st. ed. Hindu  
Service holders.

Salit Mallick  
SS S.K. Chakrabarty  
Registered of Affidavances  
Calcutta  
4-2-78

Sabita Venjital  
Ph 3-3-78  
3-3-78  
Sundharananda

11/2/78  
The Registrar of Affidavances  
Calcutta

Salila

...	1000
...	1000
...	5-25
...	20
...	75
...	80
...	52
...	72
...	54

Handwritten scribble

Handwritten scribble