

P

585

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3000Rs.



WV 2,40,000/-
 Deduct 6000/-
 Rs 9/-

23
 1.20.000/-
 1305/-

also under Rule 51 of the
 also D/S 5/14 of W.R.L.R.
 Act 1955 only Stamped under
 the Indian Stamp Act 1899
 (W.B. Stamp as Amended
 up to date)
 Schedule 1A No. 23
 Fees Paid
 Stamp Fee 4.50

10.2.99

REGISTRATION OFFICE U.P. 1
 of Act XVI of 1908, Jaipur

10.2.99

Fees Paid on 5-288
 A Rs. 1305
 H Rs. 28
 M(B) Rs. 4
 Total Rs. 1341
 10.2.99
 Registering Officer

DEED OF CONVEYANCE

Value of Rs. 1,20,000/-

Area: 12 katha

P.S. Bhaktinagar

1320/-

Certified that Deficit Stamp Duty of Rs. 600/-
 (Rupees Six hundred only) as a Bond
 great bearing No. 423/32 of 9-2-99
 of State of India
 to make up the proper
 Stamp duty with which the document is chargeable

10.2.99

Contd....2

Addl. Registration Fees realised
 Rs. 1320/- (Rupees One
 thousand three hundred only)
 Is realised vide Misc. Receipt
 No. 57307 of 10.2.99

1667

Present to Shri/Cm. B. Agnewd's
Non-Judicial Stamp/Court Fee Rs 300/-
Stamp/ Accounting



10 District Sub-Registrar Office, Jalpaiguri
Krishan Mungul

07/11/99

R 5/12/99

Signature Authorized U/s. V of Act XVI of 1908, Jalpaiguri

Shri 11/11/99



Shri 11/11/99

Krishan Mungul
Ram Lal Mungul
Sense Road
Thana Siga District Santalalpur
by order by

9/16

1 1/2 mile Sense Road
Thana Kachrapur Dist Jal
by order by

Shri 11/11/99
Shri 11/11/99
2 1/2 mile Sense Road

R 5/12/99

Signature Authorized U/s. V of Act XVI of 1908, Jalpaiguri



- 2 -

THIS INDENTURE is made this 25th day of Dec, One thousand and nine hundred ninety eight.

BETWEEN

✓
SMT. BHAGWANI DEVI AGARWAL wife of Sri Radhakishan Agarwal (Bansal) by caste Hindu by occupation Housewife, resident of Sevoke Road, Siliguri, 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, administrators, representatives and assigns) of the ONE PART.

AND

1668-

Stamp to Court/Sec...

B. Agarwale
S. L. Gm

Non-Judicial Stamp/Court Fee Stamp/...

Rs 3000/-

[Signature]



65299

Signature Authorized Officer, V (A)
of Act XVI of 1908, Jalpaiguri

2/10/1988/19

SRI SREE KISHAN MANGAL son of late Ramlal Mangal, by caste Hindu, by occupation Business, resident of Sevoke Road, Siliguri, P.S. Siliguri Dist. Darjeeling hereinafter called the 'SELLER' (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS the Seller has acquired by purchase of land measuring one bigha or 20 kathas morefully described in the Schedule below by virtue of a registered Deed of Sale executed by Smt. Pramlata Bhansali and Ramesh Kumar Agarwal and the Deed of Sale was registered on 30.11.87 at District Sub-Registry Office, Jalpaiguri, registered in Book No.1, Vol. No.51 pages 165 to 174 being Deed No.5315 for the year 1987 and since then the Seller is in peaceful, uninterrupted physical possession over the said land as sole, absolute and exclusive owner at the date of these presents.

A N D

WHEREAS the Seller being in urgent need of money has offered for sale measuring 12 kathas of land out of the said purchased land measuring 1 bigha or 20 kathas of land which is purchased by the virtue of the aforesaid Sale Deed No.5315, morefully described in the schedule and as shown in the site plan by the red demarcation line marked - B annexed herewith, free from all encumbrances whatsoever.

A N D

WHEREAS the purchaser being in need of a plot of land for her ~~reside~~ residential purpose has accepted the said offer of the Seller and has agreed to purchase the said land measuring 12 kathas morefully



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REGISTERED AUTHORIZED USER, V. 1
of Act XVI of 1988, Jalapa

described in the Schedule below and as shown in the site plan by the red demarcation line marked - B annexed herewith for the sum of Rs. 1,20,000/- (Rupees one lakh twenty thousand) only, free from all encumbrances whatsoever.

A N D

WHEREAS the Seller has accepted the price so offered by the purchaser as fair and reasonable in view of the prevailing highest market price of land and has agreed to sell the said land morefully described in the Schedule below, for the sum of Rs.1,20,000/- (Rupees one lakh twenty thousand) only, free from all encumbrances whatsoever unto the purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said offer and acceptance and also in consideration for the sum of Rs.1,20,000/- (Rupees one lakh twenty thousand) only, paid by the purchaser to the Seller (the receipt whereof the Seller does hereby acknowledge and grant full discharge to the purchaser from the payment thereof).

A N D

The Seller does hereby grant convey assign and transfer unto the purchaser the said land hereby sold fully described in the Schedule below free from all encumbrances and make over possession thereof thereof together with all rights, liberties, privileges, easements, appendices, appurtenances belonging to or in any way appertaining to the said land as the absolute estate and all the rights, title and



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4/11/54
Sd/-

- 5 -

interest of the Seller into or upon the said land hereby sold TO HAVE AND TO HOLD the same subject to the payment of rent payable to the Landlord the Govt. of West Bengal.

A N D

It is further covenant that there exists no charge, mortgage, attachment or any other encumbrances on the said land hereby transferred or any part thereof at the date of these presents and in case of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the Seller shall be liable to compensate the purchaser adequately for any loss that the purchaser shall have to suffer in consequence thereof.

A N D

The Seller further covenant that all rents and public charges payable by the Seller for the said land hereby sold that have been paid by the Seller and in case if it transpires otherwise the Seller shall be liable to indemnify the purchaser for any loss resulting therefrom.

A N D

The Seller further declares that if the purchaser is deprived of possession or of enjoyment of the said land or any part thereof for the defect of title of the Seller shall be liable to compensate the purchaser or to return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation or dispossession.

A N D

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It is further covenant that the Seller has not entered into any contract with any other person for sale, transfer or mortgage of the said land hereby sold or any part thereof and there exists no charge mortgage, attachment, sale or transfer at the date of these presents and if any recitals made herein are proved to be false the Seller shall be liable to compensate the purchaser adequately for the loss to be sustained by the purchaser in consequence thereof.

SCHEDULE OF LAND

All that piece or parcel of raiyati homestead land measuring 12 (twelve) kathas or 0.198 acres at an annual rent of Rs.0.90 paise only, the proportionate rent for the demised plot of land is payable to the Landlord the Govt. of West Bengal, represented by the B.L. & L.R.O. Rajganj, situated within Pargana Baikunthapur, Mouja Dabgram, J.L.No.2, P.S. Bhaktinagar, S.R. Office & Dist. Jalpaiguri, appertaining to R.S. Khatian No.282/3, in Sheet No.5, comprising of Plot No. 131 (one hundred thirty one), measuring one bigha or 20 kathas of land purchased by virtue of the aforesaid Sale Deed out of that measuring 12 kathas or 0.198 acres of land is hereby sold and the sold land is shown in the site plan by the red demarcation line marked- B annexed herewith and forming part of these presents.

The demised plot of land is butted and bounded as follows:-

North: 28' wide Anchal Road,

South: Land of Binode Chowdhury

East : Sold land of Satyaprakash Agarwala and Dharamchand Agarwala,

West : Land of Radhakishan Agarwal (Bansal) purchased today.



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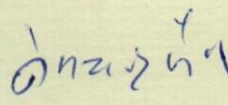
- 7 -

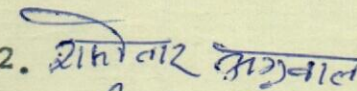
Measurement of the sold land:

North- 56'-9", South- 59'-9", East- 153'-9", West- 143'-9"

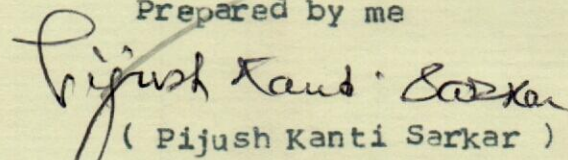
IN WITNESS WHEREOF the Seller put his signature on this Deed on
the day month and year first above written.

WITNESSES:

1. 
২½ নিসর গ্রাম ১/১৫

2. 
১৫১৩৫৭

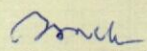
Prepared by me


(Pijush Kanti Sarkar)

Deed Writer, Jalpaiguri

Licence No. 26

Typed by:


(B. Mallik)



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