

This Indenture is made on this the 22 nd day of famulary, 1986.

Between

Raiyoti Homestead Land: 2two katha or .033acre, together with houses structures standing thereon.

Price: Rs. 23000/00.

P.S.Siliguri.

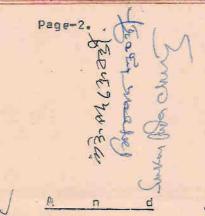
Sri.Haramohan Biswas, son of Late Nabin Chandra Biswas,
Hindu by faith, business by occupation, resident of Surjya
Nagar, Dabgram, P.S. Siliguri, Dist. Darjeeling-hereinafter
called the PURCHASER (which expression shall mean and
include unless excluded by or repugnant to the context
his heirs, executors, successors, legal representatives,
administrators and assigns) of the One Part.

Shogui Renetica 2 Programme 2015 to 3119

(centd..te 2)

based to him. Shypma Pada Chambery 810, lake Kali As Chambery Poharet Nogen 5111 Crip 1 SILIGURI





- 1) Sri.Sakti Pada Chakraberty, 2) Sri.Siba Pada Chakraberty,
- 3) Sri.Sankar Pada Chakrabarty, all sons of Late Kalidas Chakrabarty, Hindu by faith, Service by occupation, resident of Bharat Nagar, P.O.& P.S. Siliguri, Dist. Darjeeling-hereinafter called the VENDORS (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and essigns) of the Other Part.

(contd...te 3)

Hamohen house A SIII Re

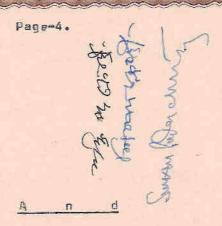


Whereas the vendors are the absolute owner in sixteen annas share of all that piece or parcel of Raiyoti Homestead land measuring 6six katha or 0.10acre, by virtue of a Registered Deed of Sale Being No.4810, Dated 24.11.1964, (In Book No.1, Volume No.52, Pages 51 to 53, for the year 1964) executed by Smt.Suruchi Bala Roy, wife of Bijoy Kumar Rey, of Deshbandhu Para, Siliguri, Dt. Darjeeling, Registered at Siliguri Sub-registry office.

A n d

Whereas the name of the vendors have been duly mutated by the Junior Land Reforms Office, Siliguri, with respect to the said land Vide his Office Mutati-on Case No.764/64-65, Dated 30.7.1964, and the venders paying land revenue etc. for the said land to the Superior land lord-Govt.of West Bengal.

(centd...to 4)



Whereas the vendors constructed houses structures etc.
on the said land and the same was registered as Holding

No. 414/354 , of Ward No.13, within the Limits of Siliquri
Municipality, in the name of the vendors.

A n d

Whereas the vendors have permanent heritable and transferrable right, title and interest on the entire aforesaid property and the said entire property is free from all encumbrances , charges, mortgage, lien and requisition or acquisition proceedings . The said property /land is a Retained land under the Provisions of the West Bengal Estates Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955 as amended uptodate.

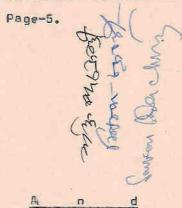
(centd...to 5)

Solic Harranden Brinses

Solic Harranden Brinses

Cla No 1966. Storage Water issued to him.





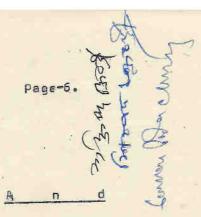
Whereas the venders , being in need of fund for investing the same in some lucrative enterprises , have offered for sale the land measuring 2 two katha or .033ecre, together with houses structures standing thereon, as fully described in the schedule below(hereinafter referred to as BELOW SCHLDULE PROPERTY) out of the venders aforesaid total property/land measuring 6katha or 0.10acre, free from all encumbrances and charges whatsoever.

Ai n d

Whereas the purchaser has agreed to purchase the said below schedule property at or for the price of &.23000/00(Rupees Twenty three thousand) only, free from all encumbrances and charges whatsoever.

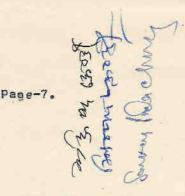
(centd...te 6)

1079 10/186 Hari Modan Bissums diligno Esund as aim. Minney Assid Sillyuri Treasury AND THE RESERVE AND ADDRESS OF THE PARTY AND ADDRESS OF THE PARTY AND ADDRESS. Sub-Registres, D. Star Street



Whereas the Venders considering the said price as fair reasonable and highest have also finally agreed to sell the said below schedule property to the purchaser at or for the said price of &.23000/00(Rs.twenty three thousand) unly, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH THAT, in pursuance of the aferesaid effer, acceptance and in consideration of the sum of %.23000/00 (Rs.twenty three thousand) only paid by the purchaser this day to the venders in cash (the receipt whereaf the vendors does hereby admit and acknowledge as having fully received and the vendors grants full discharge to the purchaser from the payment thereof) the vendors does hereby convey, assign, sell and transfer the said below schedule property and makes over possession thereof unts and in favour of the purchaser together with all right, title, interest, easements, liberties, appendages & appurtenances whichever any way belonging to or reputed to be-long therewith TO HAVE AND TO HOLD the same as an absolute estate peaceably & quietly with permanent heritable and transferrable right, title and interest & without any interference or interruption from the vendors or any person or persons claiming under them, subject to the payment of land revenue and other taxes to the Superior landlerd-new the Govt. of West Bengal. (contd..te 7)

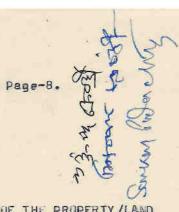


The vendors declares that the interest which the vendors professes to transfer hereby subsists as on the date of these presents, and that the vendors have not previously sold , transferred, mortgaged, contracted for sale or otherwise the said below schedule property hereby transferred, expressed or intended so to be or any part thereof to any other person or persons, and that the said below schedule property suffers from no defect of title and that the recitals made hereinabove are all true, and in the event of any contrary is proved, then the vendors shall be liable to be dealt with according to law & shall also be liable to make good the loss 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 below schedule property or for any act done or suffered to be done by the vendors ,the purchaser is deprived of ownership or of possession of the below schedule property hereby sold or any part thereof in future, then the vendors shall return to the purchaser the full or propertionate part of the consideration money as the case may be together with an interest @ Ro.2/-(Rs.Two) percent permonth 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.



Bub-Registrai 99/11/6



SCHEDULE OF THE PROPERTY/LAND (above referred to)

All that piece or parcel of Raiyoti Homestead land measuring 2 two katha or .033acre, together with houses structures standing thereon and Electric Fitting and Fixtures, included in and forming Part of Plot/Dag No.12769(twelve thousand seven hundred sixty nine), Recorded in Khatian No.799 (seven hundred ninty nine), of Mouza Siliguri, J.L. No. 110 (Hal-88), within the limits of Siliguri Municipal Holding No.414/354, in Ward No.13, within the Jurisdiction of Police Station, Sub-division and Sub-registry Office Siliguri, Paragana Baikunthapur, Touzi No.3(Ja) , Dist. Darjeeling. The said property is butted and bounded as follows :-

North : Prativa Rani Basak & Ratnes Kumar Basak.

South: Vendors land being sold to Sri. Hara Mohan Biswas.

East : Municipal Read.

West : Sweeper Road and then Nani Gopal Mallik. New Jiban Mishra. Proportionate yearly rent is &.O.50 paisa payable to the Govt. of West Bengal.

IN WITNESS WHEREOF THE VENDORS , in good health and conscious mind set and subscribe their respective hand on the day, month and year first above written.

Witnesses:

Typed, read ever and explain ed to the vendors by me :

Sante Copal Bank Sn Santi Sopal Brook Dead-Writer, Sing-n Licence No. 30 of 1984

issued by District - Registrat

DARJEELING.

