

772 9714



29/11/86

Sub-Registrar
23
A 253/2
A 253-05
Stamp: 23
Handwritten notes and signatures in purple and blue ink.

A 253.25
N 1.80
255/-05
p. fee 4.50
cb

DEED OF SALE

This Indenture is made on this the 27th day of January, 1986.

Between

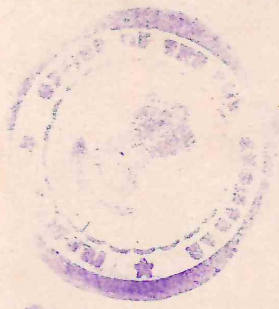
Reiyoti Homestead
Land: 2two katha
or .033acre, toge-
ther with houses
structures standing
thereon.

Price: Rs. 23500/00.

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.

(contd...to 2)



No. 1077 Date 10.1.86

Sold to Her Mohan Bhowar
of age 29 N. 7/C. P. Stamps West
R. 18124
issued to him.

Co
10/1/86
Stamp Acct.
Siliguri Treasury

11
29th Jan 86
Sakti pada Siliguri
Chakraborty
M. M. B. 1203

Sub-Registrar,
SILIGURI

776

M. M. B. 1203

777

M. M. B. 1203

778

M. M. B. 1203

Shyama pada Lakshmi
40, Laxmi Kali Das Lakshmi
Bharat Nagar
SILIGURI

- (1) Sakti pada Chakraborty
- (2) Shil pada Chakraborty
- (3) Sankar pada Chakraborty

M. K. Das Chakraborty
Bharat Nagar Borty

Sub-Registrar,
SILIGURI
Hemendra
Gowda

Shyama pada Chakraborty

M. K. Das Chakraborty
Bharat Nagar Borty

Sub-Registrar,
SILIGURI
Hemendra
Gowda

Sub-Registrar,
SILIGURI



Page-2.

Handwritten signatures and names:
 Sri. Sakti Pada Chakraborty
 Sri. Siba Pada Chakraborty
 Sri. Sankar Pada Chakraborty

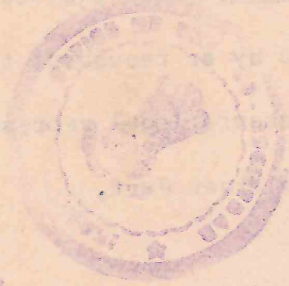
A n d

1) Sri. Sakti Pada Chakraborty, 2) Sri. Siba Pada Chakraborty,
 3) Sri. Sankar Pada Chakraborty, all sons of Late Kalidas
 Chakraborty, 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
 assigns) of the Other Part.

(contd...to 3)

No. 1077 Date 10.1.86
Sold to Harmohan Prasad
of Sleg N. J. C. P. Stamps West
RS. 1812/-
Issued to him,

29/1/86
Stamp Assn.
Siliguri Treasury



Sub-Registrar
SILIGURI

29/1/86



Page-3.

Handwritten notes in blue ink:
 4810
 24.11.1964
 51 to 53
 1964
 Suruchi Bala Roy

Whereas the vendors are the absolute owner in sixteen annas share of all that piece or parcel of Raiyoti Homestead land measuring 6 six katha or 0.10acre, by virtue of a Registered Deed of Sale Being No.4810, Dated 24.11.1964, (In Book No.I, Volume No.52, Pages 51 to 53, for the year 1964) executed by Smt.Suruchi Bala Roy, wife of Bijay Kumar Roy, of Deshbandhu Para, P.O. & P.S. 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 Mutation Case No.764/64-65, Dated 30.7.1964, and the vendors paying land revenue etc. for the said land to the Superior landlord-Govt. of West Bengal.

(contd..to 4)

No. 1077 Date 10.1.86

Sold to Harmohan Prasad

of Leg N. J. C. P. Stamps West

R. 18/24

issued to him.

29/1/86
Stamp Asst.
Siliguri Treasury



Sub-Registrar
29/1/86



Page-4.

Handwritten notes in blue ink:
 27/3/54
 24/3/54
 25/3/54
 26/3/54
 27/3/54
 28/3/54
 29/3/54
 30/3/54
 31/3/54
 1/4/54
 2/4/54
 3/4/54
 4/4/54
 5/4/54
 6/4/54
 7/4/54
 8/4/54
 9/4/54
 10/4/54
 11/4/54
 12/4/54
 13/4/54
 14/4/54
 15/4/54
 16/4/54
 17/4/54
 18/4/54
 19/4/54
 20/4/54
 21/4/54
 22/4/54
 23/4/54
 24/4/54
 25/4/54
 26/4/54
 27/4/54
 28/4/54
 29/4/54
 30/4/54
 1/5/54
 2/5/54
 3/5/54
 4/5/54
 5/5/54
 6/5/54
 7/5/54
 8/5/54
 9/5/54
 10/5/54
 11/5/54
 12/5/54
 13/5/54
 14/5/54
 15/5/54
 16/5/54
 17/5/54
 18/5/54
 19/5/54
 20/5/54
 21/5/54
 22/5/54
 23/5/54
 24/5/54
 25/5/54
 26/5/54
 27/5/54
 28/5/54
 29/5/54
 30/5/54
 31/5/54
 1/6/54
 2/6/54
 3/6/54
 4/6/54
 5/6/54
 6/6/54
 7/6/54
 8/6/54
 9/6/54
 10/6/54
 11/6/54
 12/6/54
 13/6/54
 14/6/54
 15/6/54
 16/6/54
 17/6/54
 18/6/54
 19/6/54
 20/6/54
 21/6/54
 22/6/54
 23/6/54
 24/6/54
 25/6/54
 26/6/54
 27/6/54
 28/6/54
 29/6/54
 30/6/54
 1/7/54
 2/7/54
 3/7/54
 4/7/54
 5/7/54
 6/7/54
 7/7/54
 8/7/54
 9/7/54
 10/7/54
 11/7/54
 12/7/54
 13/7/54
 14/7/54
 15/7/54
 16/7/54
 17/7/54
 18/7/54
 19/7/54
 20/7/54
 21/7/54
 22/7/54
 23/7/54
 24/7/54
 25/7/54
 26/7/54
 27/7/54
 28/7/54
 29/7/54
 30/7/54
 31/7/54
 1/8/54
 2/8/54
 3/8/54
 4/8/54
 5/8/54
 6/8/54
 7/8/54
 8/8/54
 9/8/54
 10/8/54
 11/8/54
 12/8/54
 13/8/54
 14/8/54
 15/8/54
 16/8/54
 17/8/54
 18/8/54
 19/8/54
 20/8/54
 21/8/54
 22/8/54
 23/8/54
 24/8/54
 25/8/54
 26/8/54
 27/8/54
 28/8/54
 29/8/54
 30/8/54
 31/8/54
 1/9/54
 2/9/54
 3/9/54
 4/9/54
 5/9/54
 6/9/54
 7/9/54
 8/9/54
 9/9/54
 10/9/54
 11/9/54
 12/9/54
 13/9/54
 14/9/54
 15/9/54
 16/9/54
 17/9/54
 18/9/54
 19/9/54
 20/9/54
 21/9/54
 22/9/54
 23/9/54
 24/9/54
 25/9/54
 26/9/54
 27/9/54
 28/9/54
 29/9/54
 30/9/54
 31/9/54
 1/10/54
 2/10/54
 3/10/54
 4/10/54
 5/10/54
 6/10/54
 7/10/54
 8/10/54
 9/10/54
 10/10/54
 11/10/54
 12/10/54
 13/10/54
 14/10/54
 15/10/54
 16/10/54
 17/10/54
 18/10/54
 19/10/54
 20/10/54
 21/10/54
 22/10/54
 23/10/54
 24/10/54
 25/10/54
 26/10/54
 27/10/54
 28/10/54
 29/10/54
 30/10/54
 31/10/54
 1/11/54
 2/11/54
 3/11/54
 4/11/54
 5/11/54
 6/11/54
 7/11/54
 8/11/54
 9/11/54
 10/11/54
 11/11/54
 12/11/54
 13/11/54
 14/11/54
 15/11/54
 16/11/54
 17/11/54
 18/11/54
 19/11/54
 20/11/54
 21/11/54
 22/11/54
 23/11/54
 24/11/54
 25/11/54
 26/11/54
 27/11/54
 28/11/54
 29/11/54
 30/11/54
 31/11/54
 1/12/54
 2/12/54
 3/12/54
 4/12/54
 5/12/54
 6/12/54
 7/12/54
 8/12/54
 9/12/54
 10/12/54
 11/12/54
 12/12/54
 13/12/54
 14/12/54
 15/12/54
 16/12/54
 17/12/54
 18/12/54
 19/12/54
 20/12/54
 21/12/54
 22/12/54
 23/12/54
 24/12/54
 25/12/54
 26/12/54
 27/12/54
 28/12/54
 29/12/54
 30/12/54
 31/12/54

A n d

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 Siliguri 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 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 upto date.

(contd..to 5)

No. 1077 Date 10/11/86

Sent to Hari Melan Biswas Siliguri

N. J. C. P. Stamps West

R. 1812/2 issued to him.

10/11/86
Stamp Arch.
Siliguri Treasury



Sub-Registrar,
SILIGURI

29/11/86

Handwritten notes:
23-11-2018
Katha - 2
Patta - 1
Sama - 1

A n d

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

A n d

Whereas the purchaser has agreed to purchase the said below schedule property at or for the price of Rs.23500/00 (Rs. twenty three thousand five hundred) only, free from all encumbrances and charges whatsoever.

A n d

Whereas the vendors 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 Rs.23500/00 (Rs. twenty three thousand five hundred) only, free from all encumbrances and charges whatsoever.

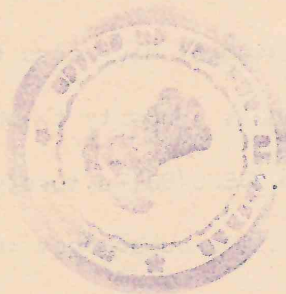
NOW THIS INDENTURE OF SALE WITNESSETH THAT, in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs.23500/00 (Rs. twenty three thousand five hundred) only paid by the purchaser this day to the vendors in cash (the receipt whereof the vendors does hereby admit and acknowledge as having fully received and the vendors grants full discharge

(contd..to 6)

Faint, illegible text at the top of the page, possibly bleed-through from the reverse side.

Second block of faint, illegible text in the middle of the page.

Third block of faint, illegible text, partially obscured by the stamp.



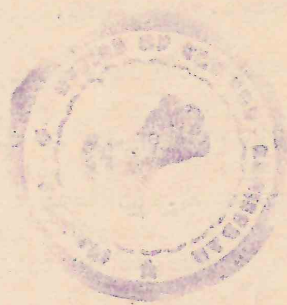
Sub-Registrar
SILIGURI
29/1/66

Handwritten notes in blue ink, including the name "Gouram Sunder Chatterjee" and other illegible scribbles.

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 unto and in favour of the purchaser together with all right, title, interest, easements, liberties, appendages & appurtenances whichever any way belonging to or reputed to belong 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 landlord-now the Govt. of West Bengal.

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.

(contd..to 7)



Sub-Registrar,
SILIGURI

[Handwritten signature]

Handwritten notes:
Page-7.
Page-7.
Page-7.
Page-7.

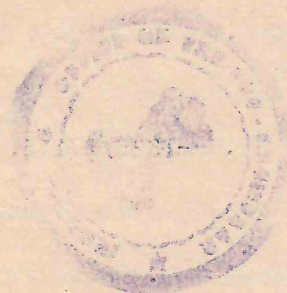
The vendors further covenants with the purchaser that if for any defect of title of the below schedule property or for any act done or suffered to be done by the vendors, the purchaser is deprived of ownership or of possession of the below schedule property hereby sold or any part thereof in future, then the vendors shall return to the purchaser the full or proportionate part of the consideration money as the case may be together with an interest @ Rs.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.

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 and Electric Fitting & Fixtures standing thereon, Vide Electric Connection /Consumer No. UD-1325/10445, 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 :-

(contd..to 8)



Sub-Registrar,
SILIGURDI

29/1/86

Page-8.

Handwritten notes in the top right corner, including "Santi Gopal Bank" and "Santi Gopal Bank" written vertically.

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

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

East : Municipal Road.

West : Sweeper Road and then Nani Gopal Mallik, New Jiban Mishra
Proportionate yearly rent is Re.0.50 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 :

Shyama Pada Chakrabarty
S/o, Late Kali Das Chakrabarty
Marat Nagar
SILIGURI

Ananda Ch. Kundu
Siliguri

Handwritten signature and date "10/12/84" at the bottom left.

Typed, read over and explain
to the vendors by me :

Santi Gopal Bank
Sri Santi Gopal Banik
Deed-Writer, Siliguri.
Licence No. 30 of 1984
Issued by District - Registrar
DARJEELING.

Sub-Registrar
16.8.89



Sub-Registrar,
SILIGURI

Registered No. 77
Book No. 30
Page No. 84
Date of 7/4
86

||