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200Rs.



27/1/88
A-77-00
Q=50

District Sub Registrar
Jalpaiguri

27/1/88

मुली असो

DEED OF CONVEYANCE

CONVEYANCE

Area. : .085 decimal.

Consideration : Rs. 8,000/-

P. S. : Rajganj.

Dist. : Jalpaiguri.

THIS DEED OF CONVEYANCE IS MADE
ON THIS 27th DAY OF JANUARY,
1988.

BETWEEN

Mx 84

No. 2334

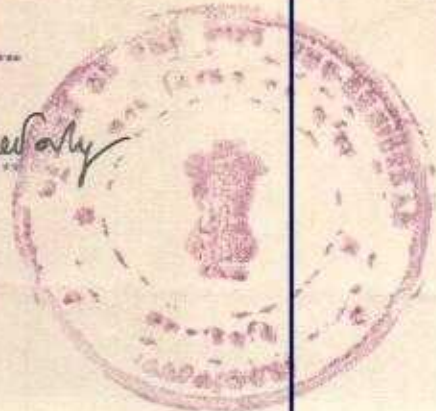
Date 16.1.88

Sold to Kalachand Kundu

Of Siliguri

Value 2000 Rs. Two hundred only

STAMP VENDOR
S. R. OFFICE
SILIGURI



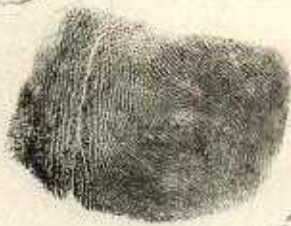
18/4/88
27/1/88
Bhuli Kun

[Signature]

महाराजगढ़

27/1/88

District Sub Registrar
Siliguri



322

महाराजगढ़

Bhuli Kun

at Anandpur
Bhuli Kun
District Sub Registrar
Siliguri

[Signature]

Identified by me

Moineel Kantidey

Advocate/Siliguri

Moineel Kantidey

at
District Sub Registrar
Siliguri

[Signature]
District Sub Registrar
Siliguri
27/1/88

100R



: 2 :

मजि १२२१

Sri Bhuli Kurmi, Son of Late Ganesh Kurmi, Hindu by religion, business by occupation, residing at present at Bidhan Road, P. O & P.S. Siliguri, District Darjeeling, hereinafter called the V E N D O R. (which expression shall mean and include unless excluded by or repugnant to the context, his heirs, executors, administrators, successors, representatives and assigns) of the ONE PART.

M. K.

No.

2335

Date

16. 1. 88

Sold to

Kalachand Kundu

Of

Siliguri

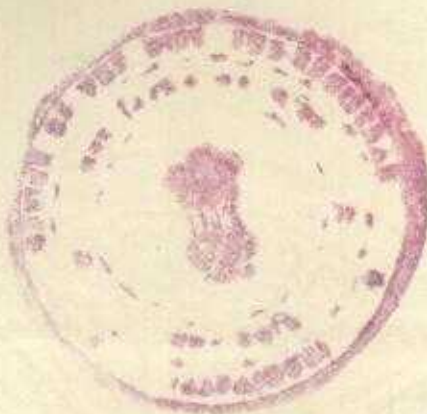
Value

100/-

Rs.

One hundred only

~~In witness whereof~~
STAMP VENDOR
S. R. OFFICE
SILIGURI



District Sub-Registry
Siliguri

27/1/88



: 3 :

A N D

Sri Kala chand Kundu, Son of Sri Saileshwar Kundu,
 Hindu by religion, business by occupation, residing at present
 at Bidhan Road, P. O & P. S. Siliguri, District Darjeeling,
 hereinafter called the PURCHASER (which expression
 shall mean and include unless excluded by or repugnant to the
 context, his heirs, executors, administrators, successors,
 representative and assigns) of the OTHER PART.

मुली करमा

MA

No. 2336 Date 16. 1. 88

Sold to Kalachand Kundu

At Siliguri

Value Rs. Fifty Seventy Five only

~~Balance~~
STANDARD VENDOR
S. R. OFFICE
SILIGURI.



District Sub Registrar
Siliguri

27/1/88



: 4 :

उत्तर १२५

WHEREAS the Vendor in the absolute and exclusive owner of all that piece and parcel of the homestead land measuring .085 decimal of land, which he has acquired by virtue of a deed of Sale Registered at Sadar Joint Sub-Registry Office, Jalpaiguri, on 22. 5. 75 Registered in Book No. 1, Volume No. 50, Being deed No. 5061, for the year 1975, situated within Mouza Dabgram, P.S. Rajganj, District Jalpaiguri, sheet no. 8, khatian no. 711 (2), and as such the Vendor has got full right, title and interest having permanent heritable and transferable interest therein and the Said Land is in Khas, actual and physical possession of the Vendor at the date of those presents.

M. 12/7

No 2337 Date 16.1.88

Sold to Kalashand Kundin

of Siliguri

Value 204 Rs Twenty only

STAMP VENDOR
S. R. OFFICE
SILIGURI



District Sub Registrar
Siliguri

27/1/88



: 5 :

A N D

WHEREAS the Vendor being in need of money for his business, has offered for Sale the Said Land measuring 5 Kathas and 2 Chataks or .085 decimal of land, which is described fully in the Schedule below :

A N D

WHEREAS the purchaser being in need of a Plot of land for his residential purpose has accepted the offer of the Vendor and has agreed to Purchase the Said Land measuring .085 (point zero eight five) decimal of land which is fully described in the schedule below for Rs. 8,000/- (Rupees eight thousand) only free from all encumbrances whatsoever.

30/11/24

me

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16. 1. 88

Kalachand Kundu

Siliguri

4/- One only

Dr. J. C. ...

G. R. ...



Principal Secy. Registrar
Siliguri

27/1/88

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14052

: 6 :

WHEREAS the Vendor considers the said price so offered by the purchaser as fair and reasonable price in view of the prevailing highest market price of the said land and has agreed to sell the said land measuring .085 (Point zero eighty five) decimal of land fully described in the schedule below for Rs. 8,000/- (Rupees eight 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 that offer and acceptance and in consideration of Rs. 8,000/- (Rupees eight thousand) only paid this day by the purchaser to the vender in cash, the receipt of the price of land is hereby acknowledged by the Vendor and give full discharge to the purchaser from payment hereof and the Vendor does hereby sell, transfer, assign, grant the land as described in the Schedule below with all rights, liberties, privileges, easements belonging to or in any way appertaining to the said Property and absolute estate right or interest into and upon the said land hereby demised expressed or intended so to be and TO HAVE AND TO HOLD the same subject to the payment of rent to the Superior Landlord the State of West Bengal.

THE VENDOR do hereby covenant to the purchaser that the interest which the Vendor profess to transfer, subsists and the Vendor have full right and authority to transfer the land hereby transferred expressed or intended so to be unto the purchaser in the manner as

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: 7 :

aforesaid and the Vendor or any person claiming under them shall and will from time to time at all times hereafter at the request 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 there in as shall and may be required and it is further covenanted that the land hereby transferred has not been surrendered or forfeited and that there exists no mortgage, attachment or any other encumbrances over the said land 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 such charge, mortgage, attachment or encumbrances whatsoever the Vendor shall be liable to compensate the purchaser for any loss or injury that the purchaser shall have to suffer in consequence thereof.

THE VENDOR FURTHER COVENANTED TO the Purchaser that all rents and other Public charges payable for the land hereby transferred expressed or intended so to be that has accrued upto the date of these presents have all been paid up and all other covenants and conditions required to be observed and performed by the Vendor in relation to the land in the Schedule below have been observed and performed and in case it transpired otherwise, the Vendor shall be liable to indemnify the purchaser for any loss resulting therefrom and the Vendor further declare that the property hereby transferred are actual and khas possession of the Vendor at the date of these presents and if for

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: 8 :

any defect of title or for any acts done or suffered to be done by the Vendor, the purchaser is deprived of the possession or of enjoyment of the same or in part of it the Vendor shall be liable to return to the purchaser the full or proportionate part of the consideration money or the case may be together with interest at the rate of 12% per annum from the date of dispossession or deprivation with the adequate compensation any loss that the Purchaser may have to suffer and it is further declared by the Vendor that he has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the land conveyed by these presents expressed or intended so to be or any part thereof and that there subsists no such binding contract as at the date of these presents and of discovery of any such contract of sale or transfer with respect to the land of the Schedule below or any part of same or any of the recitals made herein and proved to be false, the Vendor shall be liable for false recitals made therein and shall also be liable to compensate the Purchaser adequately for any loss or injury that may be sustained by the purchaser in consequence thereof.

SCHEDULE ✓

MA 1
All that piece or parcel of raiyati homestead land measuring .085 (Point zero eight five) decimal of land or 5 (five) kathas and 2 (two) chatakas of land at an annual rental of Rs. 1.50 (Rupees One ^{and} fifty paise) only, payable to the State of West Bengal, represented by J.L.R.O Jalpaiguri, situated within Pargana Baikunthapur, Mouza Dabgram, Police Station Rajganj, District Jalpaiguri, under J.L. No. 2 (two) Touzi No. 3 (three), Khatian No. 711 (2) (Seven hundred eleven by two) included in Plot No. 554 (part) (Five hundred fifty four). The land is butted and

: 9 :

bounded as follows :

North : House of Smt. Kabita Kurni.
South : 14' wide private road.
East : Land of Purchaser.
West : House of Ramesh Kurni.

IN WITNESS WHEREOF THE VENDOR DO HERETOBY SET HIS
HAND ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES.

1. Pash Path. Pasad
S.O. of Bhala yadai
Bichan Das Siliguri

27/1/88

2. Moinal Kanti Das
S/o. Sri Dhiren Das
Haren Mukherjee Road
Siliguri

The contents of this documents have
been drafted, readover and explained
by me to the executants and typed in
my Office.

Moinal Kanti Das

27/1/88

ADVOCATE : SILIGURI

Enrollment No.

WB-674/1981