

6032

P. 5722

Other - 5
2000Rs.



3
7/12
23
25000
A-269.00
A-54.50

Stamp Duty
As per Sec. 114 of W.H.L.R. Act 1957
for Stamp duty under the Indian
Stamp Act 1899 (W.H. Stamp &
Landed duty)
Stamp Duty Rs. 23
Total Rs. 269.00
Stamp Duty Rs. 45

[Signature]
District Sub-Registrar
Jalpaiguri
7.12.91

Raj Kumar Agarwal as
Constituted attorney of
Pawan Kumar Agarwal

DEED OF CONVEYANCE

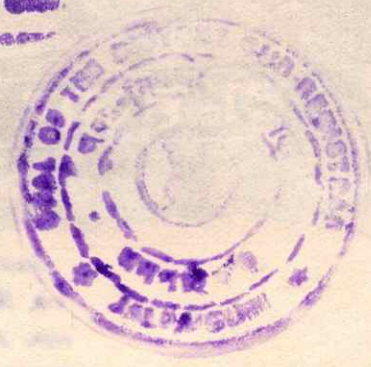
Mouza : Dabgram,
Appertaining to
Pargana : Baikunthapur,
P.S. : Rajganj,
Dist. : Jalpaiguri,
Area : 12 Kattas 8 chhataks,
Plot No. : 268 (Part),
Khatian No. : 556,
Consideration Rs. 25,000/-.

15/6
contd....p/2

942 3/12/91
add to Amprakash Agarwal
M. J. P. Stamp
2500=00

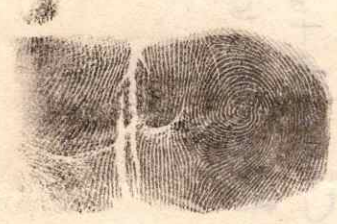
3/12/91
Stamp
Jalpaiguri

Presented for registration on 12-30-91, P.M.
at the 715 ... of ... 1091 of
the District Sub-Registrar Office, Jalpaiguri
by Raj Kumar Agarwal



Raj Kumar Agarwal.

Bonata Agarwal
7.12.91 Jalpaiguri



Execution by

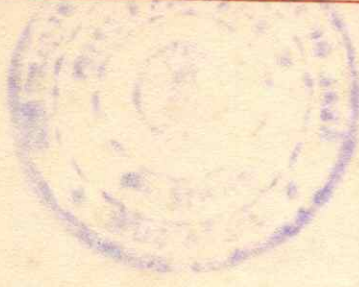
Raj Kumar Agarwal
Jewan K. Agarwal
Bandhan Das
Libhant Singh
as witnesses
of Pawan K. Agarwal
is admitted by him

Raj Kumar Agarwal as
constituted attorney
of Pawan Kumar Agarwal.

Identified by
Purni Kanti Sarkar
Subendro Narayan Sarkar
Asabinda Wagon
Jal

Purni Kanti Sarkar

Bonata Agarwal
7.12.91



Raj Kumar Agarwal as
 Constituted attorney
 & Pawan Kumar Agarwal.

- :: 2 :: -

THIS INDENTURE is made this the 7th day of
 December, 1991.

BETWEEN

contd....p/3

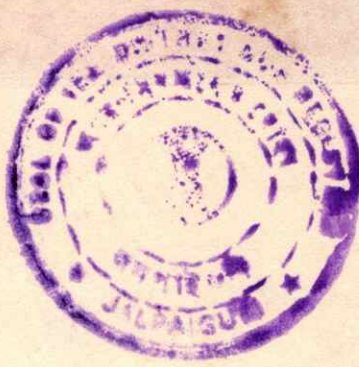
942

942 3/12/91

83 to Danprakash Agarwal
N. J. P. Stamp V.
₹ 2500=00

owed to him

[Signature]
Stamp Book Club
Muzari Treasurer



[Vertical handwritten text in Hindi]

[Signature]
District Sub-Registrar
Jalpaiguri
7.12.91

THIS INSTRUMENT is void this the 7th day of December, 1991.

RETRIEVED

942

Raj Kumar Agarwal as
Constituted att orney
& Pawan Kumar Agarwal

SRI PAWAN KUMAR AGARWAL S/O Sri Jiwan Ram Agarwal,
residing at Burdwan Road, Siliguri, Post office &
Police Station Siliguri, District Darjeeling - represen-
ted by his constituted Attorney Sri Raj Kumar Agarwal
S/O Sri Jiwan Ram Agarwal, resident of Burdwan Road,
Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling. The said
General Power of Attorney was authenticated by the Sub-
Registrar Office Siliguri under record No. 179 dt. 14.8.90 -
hereinafter called the "VENDOR" (which expression
shall mean and include unless excluded by or repugnant to
the context his heirs, executors, administrators, represen-
tatives and assigns) of the ONE PART.

A N D

SRI OMPRAKASH AGARWAL S/O Sri Puran Chand Agarwal,
residing at Sevoke Road, Siliguri, Post office &
Police Station Siliguri, District Darjeeling - hereinafter
called the "VENDEE" (which expression shall mean
and include unless excluded by or repugnant to the
context his heirs, executors, administrators representatives
and assigns) of the OTHER PART.

Handwritten text, possibly a signature or date, located at the top of the page.

- :: 3 :: -

SHI PAVAN KUMAR...
residing at...
Justice Station...
called U. V. A. E. B. (which...
and income...
contact the...
the... of the...



9-12-91
Registrar of Companies
Jaipur

SHI CHAKRAH...
residing at...
Justice Station...
called U. V. A. E. B. (which...
and income...
contact the...
the... of the...

Contd...

Raj Kumar Agarwal
as Conveyance attorney
of Pawan Kumar Agarwal

WHEREAS the Vendor was the absolute owner-in-possession of the land measuring .33 decimals or more or less about 20 (twenty)kattas of land by virtue of a Deed of Conveyance executed by Sri Santosh Kumar Pradhan S/O Sri Krishna Prasad Pradhan vide Deed No. I 1313 dt. 11.5.83 and registered in the office of the Sub-Registrar at Jalpaiguri and recorded in Book No. I, Volume No. 18, Pages 8 to 13 for the year 1983 and thereafter the Vendor sold his land and thereafter the Vendor sold his land measuring 6 (six) kattas 8 (eight) chhataks to Smt. Pushpa Devi Agarwal vide Deed No. 5721 dt. 7.12.91 out of his aforesaid total land measuring .33 decimals or 20 kattas.

A N D

WHEREAS the said Vendor had left about one kattas around the land sold by virtue of these presents.

A N D

WHEREAS the Vendor is now the absolute and exclusive owner-in-possession of the land measuring more or less 12 kattas 8 chhataks situated within Mouza Dabgram, Pargana Baikunthapur, Police Station Rajganj, District Jalpaiguri since the date of the aforesaid purchase the Vendor has become the absolute owner and the Vendor has been in continuous and uninterrupted possession of the land measuring total 12 kattas 8 chhataks and the Vendor has an absolute permanent,marketable right,title and interest in the said land.

A N D

contd.....5

Handwritten notes at the top of the page, possibly identifying the document or case.

Faint, mostly illegible text in the upper section of the document, likely a legal or official report.



Faint, mostly illegible text in the lower section of the document, continuing the legal or official report.

Handwritten signature and date '7.12.19' with a purple stamp below it.

Raj Kumar Agarwal
As Constituted by
& Pawan Kumar Agarwal

WHEREAS the Vendor now being in need of fund has offered for sale all the piece or parcel of the said land measuring 12 kattas 8 chhataks more particularly described in the schedule below and as delineated and by red marked 'C' in the plan annexed herewith.

A N D

WHEREAS the Vendee has accepted the said offer and has agreed to purchase the said land measuring 12 kattas 8 chhataks acre and more particularly described in schedule below and as delineated in red and marked 'C' in the plan annexed herewith for Rs.25,000/- (Rupees twenty five thousand) only free from all encumbrances whatsoever.

A N D

WHEREAS the Vendor has accepted the price so offered by the Vendee as fair and reasonable and has agreed to sell the said land measuring 12 kattas 8 chhattaks and more particularly described in the scuedule below for Rs.25,000/- (Rupees twenty five thousand) only free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and also in consideration of Rs.25,000/- (Rupees twenty five thousand) only paid by the Vendee to the Vendor by cheque No.49937 dt. 4.12.91 on Bank of India, Sevoke Road, Siliguri the receipt whereof

Contd....p/6

Handwritten text, possibly a signature or date, located at the top left of the page.

- 11 -

The undersigned, the Vendor, hereby offers for sale all the piece or parcel of the said land measuring 12 chabaras more particularly described in the schedule annexed and by me marked 'A' in the plan.



The said land has been accepted by the Vendor for sale and the price of the said land has been fixed at Rs. 25,000/- (Twenty five thousand only) and all circumstances whatsoever.

19.12.91
Registrar-District
Bengal

The Vendor has accepted the price so offered by the Vendor as fair and reasonable and has agreed to sell the said land measuring 12 katter 9 chabaras six more particularly described in the schedule below for Rs. 25,000/- (Twenty five thousand only) and all circumstances whatsoever.

FOR THIS I HAVE SIGNED AND IN WITNESS WHEREOF I have hereunto set my hand and signature and also the seal of the said Registrar-District at the office of the Registrar-District, District of the Province of Bengal, this 19th day of December, 1911.

.....

Raj Kumar Agarwal as
Constituted attorney
& Pawan Kumar
Agarwal.

of the Vendor do hereby acknowledge and grant full discharge to the Vendee from the payment thereof) the Vendor does hereby grant, convey assign, and transfer unto the Vendee the land described in the schedule below and make over possession thereof to the Vendee with all rights, privileges, assessments, appendices, appertences belonging to in any way appertaining to in the said properties as absolute estate, right, title and interest unto and upon the property hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rent payable to the State of West Bengal. AND the Vendor does hereby covenant with the Vendee that the right and interest which the Vendor does hereby transfer subsists and interest which the Vendor has good power and full authority to transfer the property hereby conveyed, expressed or intended so to be unto the Vendee in the manner aforesaid.

THE VENDOR further declares that he or any person claiming under him shall and will from time to time and at all times at the request and cost of the purchaser execute all such acts, deeds and things whatsoever for the further or more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

THE VENDOR further declares that there exists no charge, mortgage attachment or any other encumbrances whatsoever upon the property hereby transferred, expressed or intended

Handwritten notes in the top left corner, including the name "W. W. ...".

11 6 11 -

Main body of the document containing several paragraphs of text, likely a deed or legal agreement, with some lines appearing to be bleed-through from the reverse side.



Handwritten signature and date "9.12.91" in blue ink, with a purple stamp below it.

Lower section of the document containing additional paragraphs of text, possibly a concluding clause or a separate section.

Raj Kumar Agarwal as
Constituted attorney
& Pawan Kumar Agarwal

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 encumbrances whatsoever, the Vendor shall be liable to compensate the purchaser for the loss that the purchaser may sustain in consequence thereof.

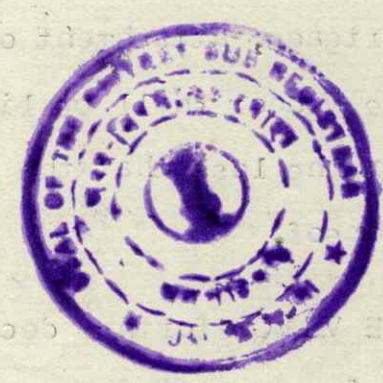
THE VENDOR further declare that if for any defect of title or for any act done or suffered to be done by them in any way with respect to the property hereby conveyed expressed or intended so to be by these presents that purchaser is deprived of possession or enjoyment of any part thereof, the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of Rs.3/-(Rupees three)only percent per month from the date of deprivation or dispossession.

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

Contd....p/8

Handwritten notes in the top left corner, including the number '68' and some illegible text.

Main body of the document containing several paragraphs of text, which is mostly illegible due to fading and bleed-through from the reverse side.



Handwritten signature and date '12-9-19' in purple ink, positioned over the stamp.

Bottom section of the document, including a signature line and the word 'Witness' at the very bottom.

- :: 8 :: -

SCHEDULE

All that piece or parcel of land measuring 12(one two) kattas 8(eight) chhataks of land and as delineated in the plan annexed herewith and marked 'C' having Plot No.268(two six eight), recorded in Khatian No.556 (five five six), J.L.No.2(two), within the Mouza Dabgram, P.O.Sevoke Road, Siliguri, P.S.Rajganj, Dt. Jalpaiguri, Sub-division & Sub-registry office Jalpaiguri under the jurisdiction appertaining to Pargana Baikunthapur, and the said land marked 'C' and delineated in red border in the map annexure herewith.

The aforesaid land is bounded and butted as follows :-

- North :- Land of Plot No.226, 269, 271 & 270,
South :- 20' wide road,
East :- Rest land of Plot No.268,
West :- Smt. Pushpa Devi Agarwal.

Contd....p/9

Raj Kumar Agarwal
vs. Consistituted attorney
of Pawan Kumar Agarwal

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SCHEDULE

All that piece or parcel of land situated in (one two) ...
... (one two) ...
... (one two) ...
... (one two) ...



19.12.1911
Registrar, Jalpaiguri

North ... 200 ... 200 ...
South ... 200 ... 200 ...
East ... 200 ... 200 ...
West ... 200 ... 200 ...

Raj Kumar Agarwal as
constituted attorney
& Pawan Kumar
Agarwal.

IN WITNESS WHEREOF the Vendor do hereby unto set \times his
hand on the day, month and year first above written.



Witnesses :

Raj Kumar Agarwal
VENDOR

1. Gijush Raut Secy
Jalpaiguri

Drafted by me and typed
in my office :

G. S. Agarwal

2. Bimal Chandra Ghosh
Haider Para
Jalpaiguri

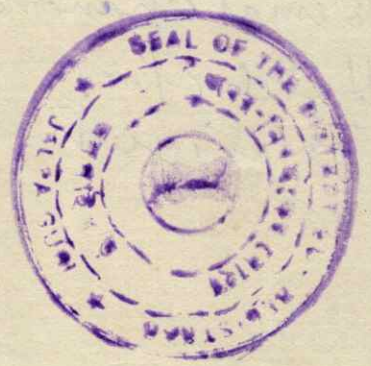
(G. S. Agarwal)
Advocate, Siliguri.

8/6/1978
2061/1461 F

In witness whereof the Vendor do hereby write and seal this
deed on the day, month and year first above written.



19.12.91
District Sub-Registrar
Jalpaiguri

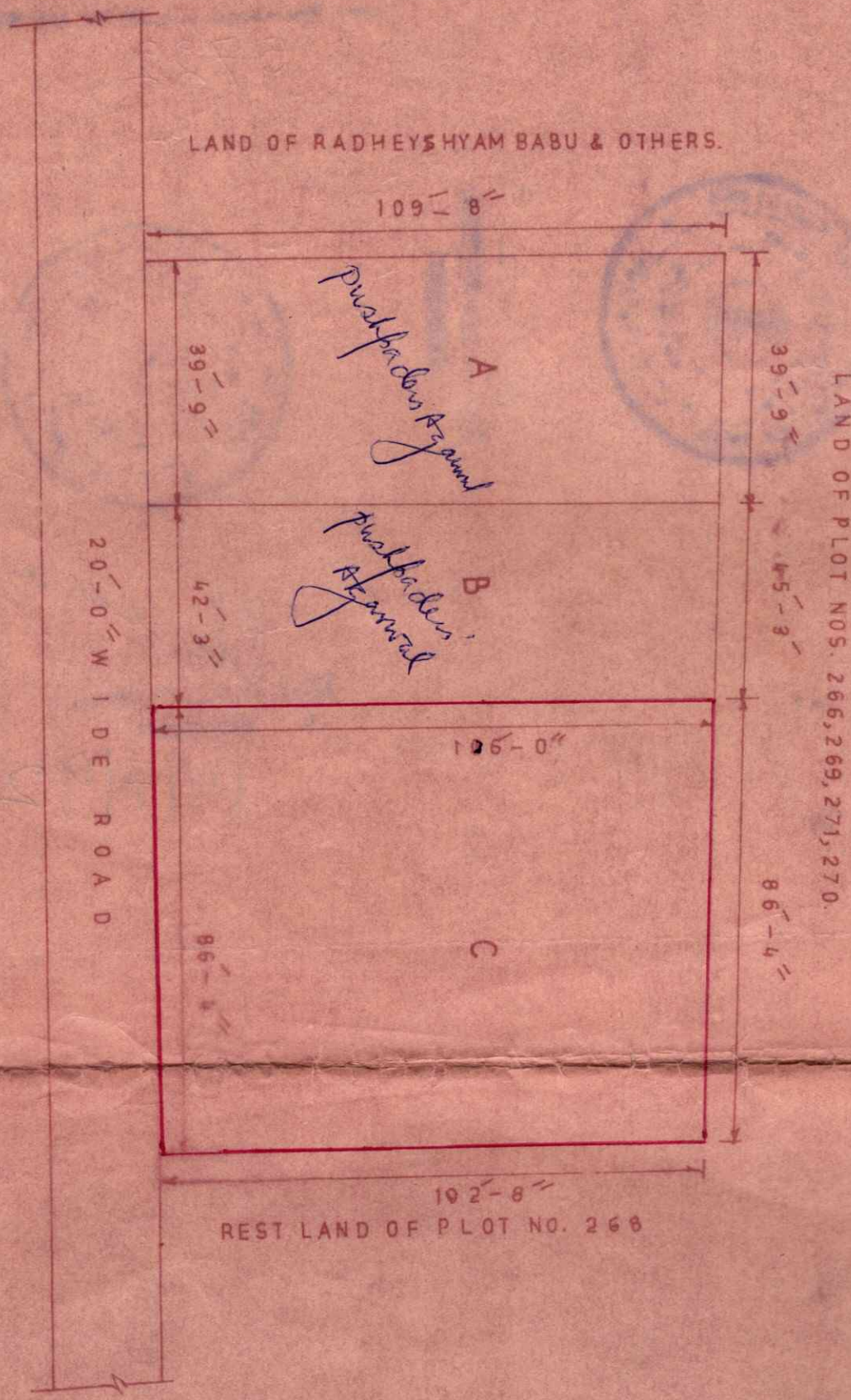


Hauman
District Sub-Registrar
Jalpaiguri
14/7/92

Report to
383 396 63
5722 1991

8776

SITE PLAN SHOWING THE LAND TO BE SOLD IN FAVOUR OF SRI OM PRAKASH AGARWALA S/O SRI PURAN CHAND AGARWALA OF PANJABI PARA, SILIGURI, P.S. SILIGURI, DIST. DARJEELING. BY - SRI PAWAN KUMAR AGARWALA S/O SRI JIWAN RAM AGARWALA OF BURDWAN ROAD, SILIGURI, P.S. SILIGURI, DIST. DARJEELING, SCHEDULE OF LAND - MOUZA - DABGRAM, J.L. NO. 2 SHEET NO. 8 KHATTAN NO. 556 PART OF PLOT NO. 268 AREA OF LAND TO BE SOLD - 12 COTTA, 8 CHHATAK, SOLD LAND OF MARKED 'C' SHOWN BY RED BORDER SCALE - 1" (INCH) = 30' (FEET). REGD. DEED NO. 1313



LAND OF RADHEYSHYAM BABU & OTHERS.

LAND OF PLOT NOS. 266, 269, 271, 270.

REST LAND OF PLOT NO. 268

Purshobdev Agarwal

Purshobdev Agarwal

*Poi Kumar Agarwal
as causi title d attorney
B Pawan Kumar Agarwal*

SIG. OF VENDOR

07/11/92

Pastor

① 63
~~383 390~~
5722 1991

LB5611-629



6-7-12-91
District Registrar
Bangalore



5-1

691308

Sharma
District Registrar
Bangalore

14/7/92