

7874

I- 6736/19

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 045405

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.  
THE SIGNATURE SHEET AND THE ENCLOSURE SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

REGD. DIST. REGISTRAR,  
Subd. H. of Bagdoura

18 NOV 2019

*Chitta Ranjan Roy*

For Alpine Enterprises

Partner

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 15TH DAY OF  
NOVEMBER 2019.

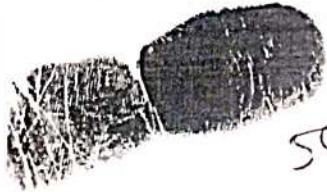
*Alpine*

NON-REVENUE STAMP  
No. 116 10.11.19

No. Alpine Enterprises  
So. Nayabazar, Siliguri  
of..... Sml  
Value Rs.

(Sd/- S. Roy)  
Govt. Stamp Vendor  
L. No. 173/R.M.  
Siliguri Court

Chitta Ranjan Roy



5017

Chitta Ranjan Roy



5018

For Alpine Enterprises

*[Signature]*  
Partner

Binoy Kumar Singh  
S/o. Sri Naipen Singh  
Kamal, Sushranta Nagar  
P.O. - Sushranta Nagar  
P.S. - Maligera  
Dist. - Sarjedia



Advt. Dist. Sub Registrar  
Siliguri

15 NOV 2019



*Chitra Rayan Roy*  
For Alpine Enterprises  
Partner

Area : 0.31 Acres

Plot No. : 172 ( R.S. )  
398 and 415 ( L.R. )

Khatian No. : 17 ( R.S. )  
1391 ( L.R. )

Mouza : Kauakhari

J.L. No. : 72

P.S. : Matigara

District : Darjeeling

Consideration : Rs. 1,25,00,000.00

**BETWEEN**

ALPINE ENTERPRISES, a Partnership Firm, having its Office at Old SBI Building, 2<sup>nd</sup> Floor, Nayabazar, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District - Darjeeling, PIN-734005, in the State of West Bengal, represented by its Partner - **SRI MAHABIR PRASAD DUDHANI**, son of Late Keshari Chand Dudhani, Indian by Nationality, Hindu by faith, Business by occupation, residing at Somani Mill Compound, S.F. Road, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN-734005, in the State of West Bengal, hereinafter called the " **PURCHASER** " ( which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns ) of the " **ONE PART** " ( I.T. PAN-AAWFA2158D )

(E

*Prasanna*

Chitta Ranjan Roy  
For Alpine Enterprises  
Partner

3

AND

SRI CHITTARANJAN ROY, Son of Late Jagatbandhu Roy, Indian by Nationality, Hindu by Faith, Retired Person by Occupation, resident of North Bengal Medical College, Sushrutanagar, Opposite Surya Sen Market, P.O.-Sushrutanagar, P.S.-Matigara at present Ranidanga, District-Darjeeling, PIN-734012, in the State of West Bengal, hereinafter called the " VENDOR " ( which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns ) of the " OTHER PART ". ( I.T. PAN- ATZPR8679Q),

I. A) WHEREAS one Daska Singh, Son of Late Uashu Singh ( The Recorded Owner ), had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.22 Acres, forming part of R.S. Plot No.165 and 2.31 Acres, forming part of R.S. Plot No.172, in total measuring 2.53 Acres, recorded in (Sabek) Khatian No.21, situated within Mouza - Kauakhari, J.L. No.72, Pargana - Patharghata, District-Darjeeling, unto and in favour of one Parakanta Singh, Son of Late Ujjal Singha, by virtue of Sale Deed, Dated 11-05-1956, being Document No.1915 for the year 1956, entered in Book-I, Volume No.22, Pages 145 to 147, registered in the Office of the Sub-Registrar, Siliguri.

B) AND WHEREAS by virtue of aforesaid Sale Deed, being Document No.1915 for the year 1956, abovenamed Parakanta Singh alias Parakanta Singha, became the sole, absolute and exclusive owner of the aforesaid land measuring 2.53 Acres, having permanent, heritable and transferable right, title and interest therein.

Alpine



Chitta Ranjan Roy  
For Alpine Enterprises  
[Signature]

: 4 :

C) AND WHEREAS abovenamed Sri Parakanta Singha, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.16 Acres out of the aforesaid land, forming part of forming part of R.S. Plot No.172, recorded in (Sabek) Khatian No.21 corresponding to Hal (R.S.) Khatian No.17, situated within Mouza-Kauakhari, J.L. No.72, Pargana-Patharghata, District- Darjeeling, unto and in favour of Sri Dhan Kumar Gurung, son of Late Bhagiman Gurung, by virtue of Sale Deed, Dated 17-06-1969, being Document No.3033 for the year 1969, entered in Book-I, Volume No.30, Pages 282 to 284, registered in the Office of the Sub-Registrar, Siliguri.

AND WHEREAS abovenamed Sri Dhan Kumar Gurung, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 0.16 Acres, unto and in favour of SRI CHITTARANJAN ROY, Son of Late Jagatbandhu Roy, by virtue of Sale Deed, Dated 13-06-1983, being Document No.4315 for the year 1983, entered in Book-I, Volume No.81, Pages 57 to 62, registered in the Office of the Sub-Registrar, Siliguri.

D) AND WHEREAS abovenamed Sri Parakanta Singha, had also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.17 Acres, forming part of forming part of R.S. Plot No.172, recorded in (Sabek) Khatian No.21 corresponding to Hal (R.S.) Khatian No.17, situated within Mouza-Kauakhari, J.L. No.72, Pargana-Patharghata, District- Darjeeling, unto and in favour of Sri Ashwani Kumar Giri, son of Sri Nagendra Giri, by virtue of Sale Deed, Dated 30-06-1969, being Document No.3034 for the year 1969, entered in Book-I, Volume No.34, Pages 77 to 79, registered in the Office of the Sub-Registrar, Siliguri.

[Signature]



: 5 :

*Chitta Rajan Roy*  
For Alpine Enterprises  
*Chitta Rajan Roy*  
Partner

AND WHEREAS abovenamed Sri Ashwani Kumar Giri, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 0.17 Acres, unto and in favour of SRI CHITTARANJAN ROY, Son of Late Jagatbandhu Roy, by virtue of Sale Deed, Dated 13-06-1983, being Document No.4316 for the year 1983, registered in the Office of the Sub-Registrar, Siliguri.

II. AND WHEREAS by virtue of aforesaid two separate Sale Deeds, being Document Nos.4315 and 4316 for the year 1983, above named SRI CHITTARANJAN ROY, Son of Late Jagatbandhu Roy ( The Vendor of these presents ), became the sole, absolute and exclusive owner of the aforesaid land in total measuring 0.33 Acres and out of the said land 0.02 Acres of land was embedded in road.

AND WHEREAS the Vendor is now the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.31 Acres and the same was recorded in his name in the record of rights, in L.R. Khatian No.1391, comprising of R.S. Plot No.172 corresponding to L.R. Plot Nos.398 and 415, situated within Mouza - Kauakhari, J.L. No.72, Pargana - Patharghata, P.S.-Matigara, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor has now firmly and finally decided to sell and have offered for sale to the Purchaser of these presents, the aforesaid land measuring 0.31 Acres, more particularly described in the Schedule given hereinbelow, for a consideration of Rs.1,25,00,000.00 (Rupees One Crore Twenty Five Lakhs ) only.

AND WHEREAS the Purchaser being in need of the Schedule Land, and considering the price so offered by the Vendor as fair, reasonable and highest have agreed to purchase from the Vendor the Scheduled Land for a consideration of Rs.1,25,00,000.00 (Rupees One Crore Twenty Five Lakhs ) only.

*Chitta Rajan Roy*



*Chitta Rayen Roy*  
For Alpine Enterprises  
*[Signature]*  
Partner

: 6 :

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 1,25,00,000.00 (Rupees One Crore Twenty Five Lakhs ) only paid by the Purchaser to the Vendor, by Cheque/RTGS, the receipt of which is acknowledged by the Vendor by execution of these presents and grants full discharge to the Purchaser from the payment thereof and the Vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below Scheduled Land and makes over possession thereof unto and in favour of the Purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendor or any person claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

The Vendor covenants that the interest which he profess to transfer hereby subsists as on the date of these presents and the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below Scheduled Land or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the Vendor shall be liable to make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

*[Signature]*

Chitra Majumdar  
For Alpine Enterprises  
[Signature]

The Vendor further covenants with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the Scheduled Land or any part thereof in future, the Vendor shall forthwith 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 of ownership or of possession and the Vendor shall further pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.

The Vendor further covenants that the Scheduled Land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the public demand recovery Act, or any other acts or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding against the Vendor or any of their predecessors in title for realization of taxes or duties or otherwise under the public demand recovery act or any other acts for the time being in force.

That the Vendor further covenants to handover in favour of the Purchaser the uninterrupted, peaceful and vacant possession of the Scheduled Land and all and every part thereof without any disturbance, obstruction claim or objection whatsoever from any person or persons or authority or authorities.

That the Vendor declares that neither any part or portion of the Scheduled Land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955, or the West Bengal Estate Acquisition Act, 1953, or any other act or statute applicable to the Scheduled Land nor is there any case pending under such acts or statutes.

That the Vendor further declares that there is no suit or litigation filed by or pending against the Vendor in any Court of Law concerning the Scheduled Land or any part thereof.

[Signature]



*Chitra Rayje Roy*  
For Alpine Enterprises  
*Partner*

The Vendor undertakes to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to the below Scheduled Land conveyed at the cost of the Purchaser.

SCHEDULE

All that piece or parcel of vacant land measuring 0.31 Acres, recorded in R.S. Khatian No.17 corresponding to L.R. Khatian No.1391, situated within situated within Mouza - Kauakhari, J.L. No.72, under Gram Panchayat Area, Pargana - Patharghata, P.S.- Matigara, Sub-Div - Siliguri, A.D.S.R. Siliguri-II at Bagdogra, in the District of Darjeeling.

R.S. Khatian No	L.R. Khatian Nos	R.S. Plot No.	L.R. Plot Nos.	Area of Land
17	1391	172	398	0.15 Acres
17	1391	172	415	0.16 Acres
Total:-				0.31 Acres

The said land, recorded as *rupni* in the Record of Rights, is proposed to be used by *Partnership Firm* and the same is bound and butted as follows -

- By North : Land of Pradip Ghosh and Madhab Ghosh,
- By South : Land of the Purchaser of these presents,
- By East : 10 Meters wide Road,
- By West : Land of Jagabandhu Sarkar.

*Chitra Rayje Roy*

IN WITNESSES WHEREOF THE VENDOR AND AUTHORISED SIGNATORY OF THE PURCHASER IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THESE PRESENTS ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Binoy Kumar Singh  
S/o. Sri Naipen Singh  
Kamal, Sushruta Nagar  
P.O. - Sushruta Nagar  
P.S. Matigeora  
Dist. Darjeeling

2. Arpita Roy  
S/o Mr. Chitta Ranjan Roy  
J.B Polyclinic [Opp Swyasan  
Market] NBMC Busstand  
P.O. Sushruta Nagar  
P.S. Matigara  
DT Darjeeling.

The contents of this document have been gone through and understood personally by the Vendor and the Purchaser.

*Chitta Ranjan Roy*

VENDOR

For Alpine Enterprises

*[Signature]*

Partner

PURCHASER

Drafted as per the instructions of the Parties & printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained by me.

*Kamal K. Kedia*

Kamal Kumar Kedia

Advocate, Siliguri.

Enr.No. F/6/92.





*Sri Chittaranjan Roy*

FINGER PRINTS OF SRI CHITTARANJAN ROY (VENDOR)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



*Sri Mahabir Prasad Dudhani*

*Chitta Ranjan Roy*  
SIGNATURE

FINGER PRINTS OF SRI MAHABIR PRASAD DUDHANI PARTNER OF ALPINE ENTERPRISES (PURCHASER)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

For Alpine Enterprises  
*Sri Mahabir Prasad Dudhani*  
SIGNATURE  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHITTARANJAN ROY

JAGAI BANDHU ROY

01/02/1933

Permanent Account Number

ATZPR8679Q

  
Signature



*Chitta Ranjan Roy*

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UHISL,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें :

आयकर पैन सेवा यूनिट, UHISL,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.





ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় পত্র

WE 04/025-0216436



Elector's Name নির্বাচকের নাম	Roy Chittaranjan রায় চিত্তরঞ্জন
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Jagatbandhu জগৎবন্ধু
Sex লিঙ্গ	Male পুরুষ
Age as on 01.01.95 ০১.০১.৯৫ -এ বয়স	59 ৫৯

*Chitta Ranjan Roy*

Address  
N.B. Medical College Colony (South)  
Matigara  
Doojeling  
ঠিকানা:  
নর্থবেঙ্গল মেডিকেল কলেজ কলোনী (দক্ষিণ)  
মটিগাড়া  
দাউজলিং

*[Signature]*

Electoral Registration Officer  
নির্বাচন-নিবন্ধন অফিসার

For Siliguri Assembly Constituency  
শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri  
স্থান : শিলিগুড়ি  
Date : 07.03.95  
তারিখ : ০৭.০৩.৯৫

PC

  
**भारत सरकार**  
**Government of India**


 राजेश कुमार  
 Chittaranjan Roy  
 भारतीय दूरधन विभाग  
 पिन - 734012




**3793 7362 0753**

**आवास आवास, आवास परिषद**

*Chitta Ranjan Roy*


X

  
**भारत सरकार**  
**Unique Identification Authority of India**

**पता:**  
 राजेश कुमार दत्त, एन डी  
 अखिल भारतीय विश्वविद्यालय, इण्डियन इन्स्टीट्यूट ऑफ  
 टेक्नॉलॉजी, मद्रास, इण्डिया  
 पिन कोड - 734012

**Address:**  
 S/O Jaganmohan Roy, N D  
 MEENKA COLLEGE,  
 SUKSHRUTA NAGAR, OPP  
 SURIYA SEN MARKET  
 MATICARA, Haridwar  
 Deerpour  
 West Bengal - 734012

**3793 7362 0753**





If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Banner Telephone Exchange,  
Banner, Pune - 411 045  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [paninfo@nsdl.co.in](mailto:paninfo@nsdl.co.in)

यदि कार्ड खो जाये / किसी की खोयी कार्ड / खोजी जाये,  
कृपया सूचना देकर / वापस आने के लिए सूचना देकर,  
आयकर पैन सेवा इकाई, एनएसडीएल,  
तीसरी मंजिल, साफ़ायर चेंबर,  
बैन्डर टेलीफोन एक्सचेंज के नजदीक,  
बैन्डर, पुणे - 411045

आयकर विभाग  
INCOME TAX DEPARTMENT  
ALPINE ENTERPRISES



भारत सरकार  
GOVT. OF INDIA

18/06/2012

Permanent Account Number

AAWFA2158D



02102012

For Alpine Enterprises

Partner

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GLO3725355

পরিচয় পত্র



Elector's Name Binay Kumar Singha

নির্বাচকের নাম বিনয় কুমার সিংহ

Father's Name Nripen Singha

পিতার নাম নৃপেন সিংহ

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 20

১.১.২০০৫-এ বয়স ২০

*Binay Kumar Singha*

*Binay Kumar Singha*

Address:

Medical College, Matigara - 1 Matigara Darjeeling 734432

ঠিকানা:

মেডিকেল কলেজ, মাটিগারা-১ মাটিগারা দার্জিলিং ৭৩৪৪৩২



Facsimile Signature  
Electoral Registration Officer

নির্বাচন নিবন্ধন অফিসারি

Assembly Constituency: 25-Siliguri

নিবন্ধন নির্বাচন কেন্দ্র : ২৫ - সিলিগুরি

District: Darjeeling

জেলা: দার্জিলিং

Date: 16.03.2005

তারিখ: ১৬.০৩.২০০৫

৩১৬৩২২




  
 Government of India



माधव प्रसाद दुधाना  
 MADHAV PRASAD DUDHANA  
 पितृ : केशव प्रसाद दुधाना  
 Father : KESHAV CHAND DUDHANA  
 जन्मदिनांक / DOB : 01/01/1950  
 लिंग / Male





6042 5660 3030

आधार - माधव प्रसाद दुधाना


  
 Unique Identification Authority of India

आधार  
 माधव प्रसाद दुधाना  
 मा. प्र. सं. 6042 5660 3030  
 अक्षांश : 23.000000, देशांतर : 75.000000  
 गा.सं. : 100, पो.सं. : 100

6042 5660 3030

*Handwritten signature*









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030001728082/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri CHITTARANJAN ROY North Bengal Medical College, Sushrutanagar, Block/Sector: Opposite Surya Sen Market, P.O:- Sushrutanagar, P.S:- Matigara, Siliguri Mc, District -Darjeeling, West Bengal, India, PIN - 734012	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri MAHABIR PRASAD DUDHANI Somani Mill Compound, S.F. Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Representative of Buyer [ALPINE ENTERPRISES ]			For Alpine Enterprises  Partner



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signatures with Date
1	Shri Binoy Kumar Singha Son of Shri Nripen Singha Kamal, Sushrutanagar, P.O.- Sushrutanagar, P.S.- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734012	Shri CHITTARANJAN ROY, Shri MAHABIR PRASAD DUDHANI			

(Sd/-) Lepcha

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BAGDOGRA  
Darjeeling, West Bengal



## Major Information of the Deed

Deed No :	I-0403-06736/2019		
Query No / Year	0403-0001728082/2019	Date of Registration	18/11/2019
Query Date	12/11/2019 6:46:21 PM	Office where deed is registered	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832040004, Status : Solicitor firm		
Transaction	[0101] Sale, Sale Document		
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,25,00,000/-	Rs. 1,25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,50,020/- (Article.23)	Rs. 1,25,014/- (Article:A(1), E, E)		
Remarks			

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kauakhari-(72), JI No: 72, Pin Code : 734012

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-398	LR-1391	Partnershi p Farm	Rupni	0.15 Acre	60,48,387/-	60,48,387/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	LR-415	LR-1391	Partnershi p Farm	Rupni	0.16 Acre	64,51,613/-	64,51,613/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>31Dec</b>	<b>125,00,000 /-</b>	<b>125,00,000 /-</b>	
		<b>Grand Total :</b>			<b>31Dec</b>	<b>125,00,000 /-</b>	<b>125,00,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri CHITTARANJAN ROY (Presentant )</b> Son of Late Jagatbandhu Roy North Bengal Medical College, Sushrutanagar, Block/Sector: Opposite Surya Sen Market, P.O:- Sushrutanagar, P.S:- Matigara, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734012 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ATZPR8679Q, Aadhaar No: 37xxxxxxxx0753, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Pvt. Residence



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ALPINE ENTERPRISES</b> Old SBI Building, 2nd Floor, Nayabazar, Siliguri, P.O - Siliguri Bazar, P.S - Siliguri, Siliguri Mc. District -Darjeeling, West Bengal India. PIN - 734005. PAN No. AAWFA2158D, Aadhaar No Not Provided by UIDAI. Status Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri MAHABIR PRASAD DUDHANI</b> Son of Late Keshari Chand Dudhani, Somani Mili Compound, S.F. Road, Siliguri, P.O - Siliguri Bazar, P.S - Siliguri, Siliguri Mc. District -Darjeeling, West Bengal, India. PIN - 734005. Sex Male, By Caste Hindu. Occupation Business, Citizen of India. Aadhaar No 60xxxxxxxx3030 Status Representative. Representative of ALPINE ENTERPRISES (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Binoy Kumar Singha</b> Son of Shri. Nipen Singha Kamal Sushrutnagar, P.O - Sushrutnagar, P.S - Matigara, District -Darjeeling, West Bengal, India. PIN - 734012			
Identifier Of Shri CHITTARANJAN ROY, Shri MAHABIR PRASAD DUDHANI			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Shri CHITTARANJAN ROY	ALPINE ENTERPRISES-15 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	Shri CHITTARANJAN ROY	ALPINE ENTERPRISES-16 Dec

**Land Details as per Land Record**

District Darjeeling, P.S - Matigara Gram Panchayat MATIGARA-I, Mouza. Kaubkhari-(72), Ji No T2, Pin Code 734012

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 398, LR Khatian No - 1391	Owner: <b>CHITTARANJAN ROY</b> , Gurdan <b>CHITTARANJAN ROY</b> Address: <b>CHITTARANJAN ROY</b> , Classification <b>CHITTARANJAN ROY</b> , Area 0.23000000 Acre.	Shri CHITTARANJAN ROY

L2 LR Plot No - 415, LR Khatian  
No - 1391

Owner: চিত্তরঞ্জন রায়, Gurdian: জগবন্ধু,  
Address: নিজ , Classification: ডাঙ্গা,  
Area: 0.17000000 Acre,

Shri CHITTARANJAN ROY

Endorsement For Deed Number : I - 040306736 / 2019

On 14-11-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs  
1,25,00,000/-



Suraj Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

On 15-11-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:15 hrs on 15-11-2019, at the Private residence by Shri CHITTARANJAN ROY  
Executant.

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )

Execution is admitted on 15/11/2019 by Shri CHITTARANJAN ROY, Son of Late Jagatbandhu Roy, North Bengal  
Medical College, Sushrutanagar, Sector: Opposite Surya Sen Market, P.O: Sushrutanagar, Thana: Matigara,  
City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by Profession Retired  
Person

Identified by Shri Binoy Kumar Singha, . . Son of Shri Nripen Singha, Kamal, Sushrutanagar, P.O: Sushrutanagar,  
Thana: Matigara, . Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by profession Others

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 15-11-2019 by Shri MAHABIR PRASAD DUDHANI, Partner, ALPINE ENTERPRISES  
(Partnership Firm), Old SBI Building, 2nd Floor, Nayabazar, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc,  
District -Darjeeling, West Bengal, India, PIN - 734005

Identified by Shri Binoy Kumar Singha, . . Son of Shri Nripen Singha, Kamal, Sushrutanagar, P.O: Sushrutanagar,  
Thana: Matigara, . Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by profession Others



Suraj Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

On 18-11-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23  
of Indian Stamp Act 1899.



### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,25,014/- ( A(1) = Rs 1,25,000/- .E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,25,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/11/2019 12:00AM with Govt. Ref. No: 192019200093496992 on 14-11-2019, Amount Rs: 1,25,014/-,  
Bank: UCO Bank ( UCBA0000190), Ref. No. 141120190169718 on 14-11-2019, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,50,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 7,45,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 816, Amount: Rs.5,000/-, Date of Purchase: 14/11/2019, Vendor name: S S Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/11/2019 12:00AM with Govt. Ref. No: 192019200093496992 on 14-11-2019, Amount Rs: 7,45,020/-,  
Bank: UCO Bank ( UCBA0000190), Ref. No. 141120190169718 on 14-11-2019, Head of Account 0030-02-103-003-02



Suraj Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0403-2019, Page from 155909 to 155932  
being No 040306736 for the year 2019.



*Suraj Lepcha*

Digitally signed by SURAJ LEPCHA  
Date: 2019.11.19 15:13:34 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 19/11/2019 15:12:31  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)