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T- 6311/19

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 050485

Dr. Chittaranjan Roy

Anwit Roy

Sangeeta Das

Chitra Roy

Arpita Roy

For Alpine Enterprises

Partner

Partner

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 30TH DAY OF

SEPTEMBER 2019.

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

Adm. District Sub-Registrar,
Siliguri-II at Bagdogra

23 OCT 2019

Deia

JUDICIAL STAMP
2102 25.9.19

Alpine Enterprises
Nayabazar, Siliguri

Dr. Chitta Ranjan Roy

Value Rs 5000/-

Tammoy Roy
Vendor
Sardara
Lic. No. 546/RM
07 / Darjeeling



4797

Dr. Chitta Ranjan Roy



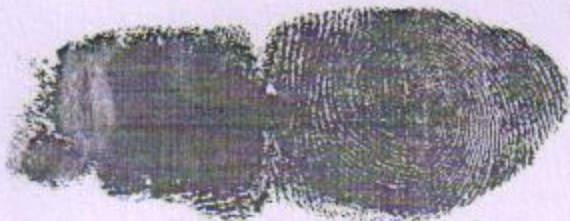
4798

Himil Roy



4799

Sangeeta Das



4800

Chitra Roy



4801

Arpita Roy



4802

For Alpine Enterprises

[Signature]

Partner

Bimalka Singh
Sh. Sri Nalpan Singh

Kemal Sushrta Nagur

P.O. Sushrta Nagur P.S. Maligaon



Adl. Dist. Dyb Registrar
Siliguri-11 or Bagdogra Dist. Darjeeling

13 0 SEP 2019

Dr. Chitta Ranjan Roy

Amit Roy

Sangeeta Das

Chitra Roy

Arpita Roy

: 2 :

For Alpine Enterprises

Manoj Kumar Prasad
Partner

Area : 0.50 Acres
Plot No. : 172 (R.S.)
398, 415 and 416 (L.R.)
Khatian Nos. : 17 (R.S.)
1391, 1394 and 1392 (L.R.)
Mouza : Kauakhari
J.L. No. : 72
P.S. : Matigara
District : Darjeeling
Consideration : Rs.2,20,00,000.00

BETWEEN

ALPINE ENTERPRISES, a Partnership Firm, having its Office at Old SBI Building, 2nd 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)

Alpine
Partners

Dr. Chittarayan Roy

Amit Roy

Sangeeta Das

Chitra Roy

Arpita Roy

: 3 :

AND

1. **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 (I.T. PAN- ATZPR8679Q),

2. **SRI AMIT KUMAR ROY**, Son of Sri Chittaranjan Roy, Indian by Nationality, Hindu by Faith, Business by Occupation, resident of J B Poly Clinic, North Bengal Medical College Bus Stand, Sushrutanagar, Thiknikata, P.O.-Sushrutanagar, P.S.-Matigara, District- Darjeeling, PIN-734012, in the State of West Bengal (I.T. PAN- DGSPR8341N),

3. **SMT. SANGEETA DAS**, Wife of Sri Subir Kumar Das and Daughter of Sri Chittaranjan Roy, Indian by Nationality, Hindu by Faith, Housewife by Occupation, resident of 9/17, Ramanujam, B Zone, Durgapur Municipal Corporation, P.O.- Durgapur Steel Town East, P.S.- Durgapur, District- Burdwan, PIN-713205, in the State of West Bengal (I.T. PAN- AVRPD5892R),

4. **SMT. CHITRA ROY**, Wife of Sri Alok Kumar Roy and Daughter of Sri Chittaranjan Roy, Indian by Nationality, Hindu by Faith, Service by Occupation, resident of Chandraloke Madhya Santinagar, Dabgram, P.O.-Siliguri Town, P.S.-Bhaktinagar, District- Jalpaiguri, PIN-734004, in the State of West Bengal (I.T. PAN- AVCPR3893F) and

5. **SMT. ARPITA ROY**, Daughter of Sri Chittaranjan Roy, Indian by Nationality, Hindu by Faith, Homemaker by Occupation, resident of North Bengal Medical College, Opposite Surya Sen Market, Sushrutanagar, Thiknikata, P.O.- Sushrutanagar, P.S.-Matigara, District- Darjeeling, PIN-734012, in the State of West Bengal (I.T. PAN- ALVPR9173M),

hereinafter called the " **VENDORS** " (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the " **OTHER PART** ".

For Alpine Enterprises

Sumant Dasgupta

Partner

H. Chittaranjan Roy

Amit Roy

Sangeeta Das

Chitra Roy

Aspita Roy

: 4 :

For Alpine Enterprises

Manoj Kumar Pradhan

Partner

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.

C) AND WHEREAS abovenamed Parakanta Singh alias Parakanta Singha, during his lifetime had transferred certain portions out of the aforesaid land and the said Parakanta Singh alias Parakanta Singha died intestate leaving behind him his wife - Smt. Saralawari Bewa, his sons - Sri Harendra Nath Singha alias Harendra Singha, Sri Narekanta Singha and Sri Shirendra Nath Singha alias Shirendra Nath Sinha and his daughter - Smt. Sabita Singha, wife of Nil Mohan Singha, as his only legal heirs to inherit the residuary land.

D) AND WHEREAS by way of inheritance, abovenamed Smt. Saralawari Bewa, Sri Harendra Nath Singha alias Harendra Singha, Sri Narekanta Singha and Sri Shirendra Nath Singha alias Shirendra Nath Sinha and Smt. Sabita Singha, became the sole, absolute and exclusive owners of all that residuary land, having permanent, heritable and transferable right, title and interest therein, each having undivided $1/5^{\text{th}}$ (one-fifth) share in it.

Devi

Sri Chittaranjan Roy

Armit Roy

Sangeeta Das

Chitra Roy

Arpita Roy

For Alpine Enterprises

Arpita Roy

Partner

: 5 :

II.A) AND WHEREAS abovenamed Smt. Saralawari Bewa and Sri Harendra Nath Singha alias Harendra Singha, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.12 Acres, forming part of R.S. Plot No.172, recorded in Khatian No.21, situated within Mouza-Kauakhari, J.L. No.72, Pargana-Patharghata, District- Darjeeling, unto and in favour of Smt. Ava Roy, Wife of Sri Chittaranjan Roy, by virtue of Sale Deed, Dated 17-01-1984, being Document No.304 for the year 1984, registered in the Office of the Sub-Registrar, Siliguri.

B) AND WHEREAS abovenamed Smt. Saralawari Bewa and Sri Harendra Nath Singha alias Harendra Singha, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.13 Acres, forming part of R.S. Plot No.172, recorded in Khatian No.21, situated within Mouza-Kauakhari, J.L. No.72, Pargana-Patharghata, District- Darjeeling, unto and in favour of Sri Chittaranjan Roy, Son of Late Jagabandhu Roy, by virtue of Sale Deed, Dated 17-01-1984, being Document No.305 for the year 1984, registered in the Office of the Sub-Registrar, Siliguri.

C) AND WHEREAS abovenamed Sri Narekanta Singha, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.13 Acres, forming part of R.S. Plot No.172, recorded in Khatian No.21, situated within Mouza-Kauakhari, J.L. No.72, Pargana-Patharghata, District- Darjeeling, unto and in favour of Sri Chittaranjan Roy, Son of Late Jagabandhu Roy, by virtue of Sale Deed, Dated 19-05-1984, being Document No.3272 for the year 1984, registered in the Office of the Sub-Registrar, Siliguri.

Arpita Roy

Sri Chittaranjan Roy

Amit Roy

Sangeeta Das

Chitra Roy

Arpita Roy

: 6 :

For Alpine Enterprises

Suman Kumar Pradhan

Partner

D) AND WHEREAS abovenamed Sri Shirendra Nath Singha alias Shirendra Nath Sinha, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.12 Acres, forming part of R.S. Plot No.172, recorded in Khatian No.21, situated within Mouza- Kauakhari, J.L. No.72, Pargana-Patharghata, District- Darjeeling, unto and in favour of Amit Kumar Roy, Son of Sri Chittaranjan Roy, by virtue of Sale Deed, Dated 19-05-1984, being Document No.3273 for the year 1984, registered in the Office of the Sub-Registrar, Siliguri.

E) AND WHEREAS by virtue of aforesaid Sale Deeds, being Document Nos. 304, 305, 3272 and 3273, all documents for the year 1984, abovenamed Sri Chittaranjan Roy (Vendor No.1 herein), Sri Amit Kumar Roy (Vendor No.2 herein) and Smt. Ava Roy, became the sole, absolute and exclusive owners of all that aforesaid land measuring 0.50 Acres, forming part of R.S. Plot No.172, recorded in Khatian No.21, situated within Mouza-Kauakhari, Pargana-Patharghata, District - Darjeeling, having permanent, heritable and transferable right, title and interest therein and the said land was thereafter recorded in the name of abovenamed Sri Chittaranjan Roy (Vendor No.1 herein), Sri Amit Kumar Roy (Vendor No.2 herein) and Smt. Ava Roy in L.R. Khatian Nos.1391, 1394 and 1392 respectively, forming part of L.R. Plot Nos.398, 415 and 416.

F) AND WHEREAS abovenamed Smt. Ava Roy, died intestate leaving behind her husband- Sri Chittaranjan Roy (Vendor No.1 herein), her son- Sri Amit Kumar Roy (Vendor No.2 herein) and her daughters- Smt. Sangeeta Das (Vendor No.3 herein), Smt. Chitra Roy (Vendor No.4 herein) and Smt. Arpita Roy (Vendor No.5 herein) as her only legal heirs to inherit her share of 0.12 Acres in the aforesaid land measuring 0.50 Acres.

Arpita Roy

S. Chitta Ranjan Roy

Amrit Roy

Sangeeta Das

Chitra Roy.

Arpita Roy

: 7 :

For Alpine Enterprises

[Signature]
Partner

III. A) AND WHEREAS due to bonafide inadvertence, certain discrepancies had crept in the aforesaid Sale Deeds, being Document Nos. 304, 305, 3272 and 3273, all documents for the year 1984, to the effect that the said Sale Deeds documented the land thereby transferred in Khatian No.21 whereas in the aforesaid Sale Deeds, being Document Nos. 304, 305, 3272 and 3273, all documents for the year 1984, the land thereby transferred should have been documented (Sabek) Khatian No.21 corresponding to Hal (R.S.) Khatian No.17 instead of Khatian No. 21.

B) AND WHEREAS the aforesaid discrepancies had been corrected by virtue of a Deed of Declaration, Dated 22-08-2019, being Document No.933 for the year 2019, entered in Book - IV, Volume No.0403-2019, Pages 14603 to 14668, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, District - Darjeeling, executed by the legal heirs of abovenamed Saralawari Bewa, Harendra Nath Singha alias Harendra Singha, Narekanta Singha and Shirendra Nath Singha alias Shirendra Nath Sinha thereby affirming, confirming and declaring that the aforesaid land measuring 0.50 Acres, transferred vide aforesaid Sale Deeds, being Document Nos. 304, 305, 3272 and 3273, all documents for the year 1984, forms part of R.S. Plot No.172 and was recorded in (Sabek) Khatian No.21 corresponding to Hal (R.S.) Khatian No.17.

IV. A) AND WHEREAS abovenamed Sabita Singha died intestate leaving behind her sons- Sri Sumit Singha, Sri Ranjit Singha, Sri Sanjit Singha and Sri Gobinda Singha, and her daughters- Smt. Sarita Singha, Smt. Lalita Adhikari Singh and Smt. Anita Singha, as her only legal heirs to inherit her aforesaid undivided $1/5^{\text{th}}$ (one-fifth) share in the aforesaid land measuring 0.50 Acres.

B) AND WHEREAS all that undivided $1/5^{\text{th}}$ (one-fifth) share of abovenamed Sri Sumit Singha, Sri Ranjit Singha, Sri Sanjit Singha, Sri Gobinda Singha, Smt. Sarita Singha, Smt. Lalita Adhikari Singh and Smt. Anita Singha, in the aforesaid land measuring 0.50 Acres was proportionately recorded in the abovementioned L.R. Khatian Nos. 1391, 1394 and 1392.

Sr. Chitta Ranjan Roy

Amrit Roy

Sangeeta Das

Chitra Roy

Arpita Roy

: 8 :

For Alpine Enterprises

Manoj Kumar Roy

Partner

C) AND WHEREAS abovenamed Sri Sumit Singha, Sri Ranjit Singha, Sri Sanjit Singha, Sri Gobinda Singha, Smt. Sarita Singha, Smt. Lalita Adhikari Singh and Smt. Anita Singha, had transferred for valuable consideration and made over physical possession of all that 1/5th (one-fifth) share in the aforesaid land measuring 0.50 Acres, unto and in favour of **SRI CHITTARANJAN ROY, AMIT KUMAR ROY, SMT. SANGEETA DAS, SMT. CHITRA ROY** and **SMT. ARPITA ROY**, by virtue of Sale Deed, Dated 02-09-2019, being Document No.5349 for the year 2019, entered in Book-I, Volume No.0403-2019, Pages 121144 to 121202, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra.

V. A) AND WHEREAS by virtue of aforesaid two separate Sale Deeds, being Document Nos.305 and 3272 for the year 1984, by way of inheritance, by virtue of Deed of Declaration, being Document No.933 for the year 2019 and by virtue of the aforesaid Sale Deed, being Document No.5349 for the year 2019, abovenamed **SRI CHITTARANJAN ROY** (The Vendor No.1 of these presents), became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.284 Acres in the aforesaid land measuring 0.50 Acres, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS by virtue of aforesaid Sale Deed, being Document No.3273 for the year 1984, by way of inheritance, by virtue of Deed of Declaration, being Document No.933 for the year 2019 and by virtue of the aforesaid Sale Deed, being Document No.5349 for the year 2019, abovenamed **SRI AMIT KUMAR ROY** (The Vendor No.2 of these presents), became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.144 Acres in the aforesaid land measuring 0.50 Acres, having permanent, heritable and transferable right, title and interest therein.

Chitta Ranjan Roy

Sr. Chitta Ranjan Roy
Amit Roy

: 9 :
Sangeeta Das

Chitra Roy
Arpita Roy

For Alpine Enterprises

[Signature]
Partner

C) AND WHEREAS by way of inheritance, by virtue of Deed of Declaration, being Document No.933 for the year 2019 and by virtue of the aforesaid Sale Deed, being Document No.5349 for the year 2019, abovenamed **SMT. SANGEETA DAS** (The Vendor No.3 of these presents), became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.024 Acres in the aforesaid land measuring 0.50 Acres, having permanent, heritable and transferable right, title and interest therein.

D) AND WHEREAS by way of inheritance, by virtue of Deed of Declaration, being Document No.933 for the year 2019 and by virtue of the aforesaid Sale Deed, being Document No.5349 for the year 2019, abovenamed **SMT. CHITRA ROY** (The Vendor No.4 of these presents), became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.024 Acres in the aforesaid land measuring 0.50 Acres, having permanent, heritable and transferable right, title and interest therein.

E) AND WHEREAS by way of inheritance, by virtue of Deed of Declaration, being Document No.933 for the year 2019 and by virtue of the aforesaid Sale Deed, being Document No.5349 for the year 2019, abovenamed **SMT. ARPITA ROY** (The Vendor No.5 of these presents), became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.024 Acres in the aforesaid land measuring 0.50 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **SRI CHITTARANJAN ROY, SRI AMIT KUMAR ROY, SMT. SANGEETA DAS, SMT. CHITRA ROY** and **SMT. ARPITA ROY** (The Vendors of these presents), have now collectively decided to sell and have offered for sale to the Purchaser of these presents, the aforesaid land measuring 0.50 Acres, more particularly described in the Schedule given hereinbelow, for a consideration of Rs.2,20,00,000.00 (Rupees Two Crores Twenty Lakhs) only.

[Signature]