

*Dr Chitta Ranjan Roy*

*Amrit Roy*

*Sangeeta Das*

*Chitra Roy*

*Arpita Roy*

: 10 :

For Alpine Enterprises

*[Signature]*

Partner

AND WHEREAS the Purchaser being in need of the Schedule Land, and considering the price so offered by the Vendors as fair, reasonable and highest have agreed to purchase from the Vendors the Schedule Land for a consideration of Rs.2,20,00,000.00 (Rupees Two Crores Twenty Lakhs ) only.

**NOW THIS INDENTURE OF SALE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.2,20,00,000.00 (Rupees Two Crores Twenty Lakhs ) only paid by the Purchaser to the Vendors, by Cheque/RTGS, the receipt of which is acknowledged by the Vendors by execution of these presents and grants full discharge to the Purchaser from the payment thereof and the Vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below Schedule 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 Vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendors or any person claiming under its 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 Vendors covenant that the interest which they profess to transfer hereby subsists as on the date of these presents and the Vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule 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 Vendors shall be liable to make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

*[Signature]*

Dr. Chitra Rayan Roy  
Anmit Roy

Sangeeta Das

Chitra Roy

Arpita Roy

: 11 :

For Alpine Enterprises

name of the partner

Partner

The Vendors further covenant with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership or of possession of the Schedule Land or any part thereof in future, the Vendors 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 Vendors 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 Vendors further covenant that the Schedule 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 Vendors 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 Vendors further covenant to handover in favour of the Purchaser the uninterrupted, peaceful and vacant possession of the Schedule 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 Vendors declare that neither any part or portion of the Schedule 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 Schedule Land nor is there any case pending under such acts or statutes.

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

*Arpita Roy*

Sreelata Rayan Roy  
Anmit Roy

Sangeeta Das

Chitra Roy

Arpita Roy

: 12 :

For Alpine Enterprises

Partner

The Vendors undertake 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 Schedule Land conveyed at the cost of the Purchaser.

### SCHEDULE

All that piece or parcel of vacant land measuring 0.50 Acres, recorded in R.S. Khatian No.17 corresponding to L.R. Khatian Nos. 1391, 1394 and 1392, 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            | 0.08 Acres   |
| 17               | 1391              | 172           | 415            | 0.01 Acres   |
| 17               | 1391              | 172           | 416            | 0.17 Acres   |
| 17               | 1394              | 172           | 416            | 0.12 Acres   |
| 17               | 1392              | 172           | 416            | 0.12 Acres   |
| Total:-          |                   |               |                | 0.50 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 Sri Chittaranjan Roy,  
By South - Land of Bidyut Dey, Raja Gurung and Niranjana Bhowmick,  
By East - 10 Meters wide Road,  
By West - Land of Jagabandhu Sarkar.

: 13 :

IN WITNESSES WHEREOF THE VENDORS 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. *Bismayla Singh*  
S/o. *Sri Nripen Singh*  
Kamal, Sushrouta Nagar  
P.O. - Sushrouta Nagar  
P.S. - Maligera  
Dist. Daryeeling
2. *Alok Kumar* by  
S/o *Lata Chandrasekhar* by  
VILL - Santinagar (Madhya), Siliguri  
P.O. - Dabgram  
P.S. - Bhaktinagar  
Dist - Jalpaiguri  
PIN. 734004.

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

*Chittabhai Roy*  
*Amit Roy*  
*Sangeeta Das*  
*Chitra Roy*  
*Aspita Roy*

VENDORS

For Alpine Enterprises

*[Signature]*  
Partner

PURCHASER

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

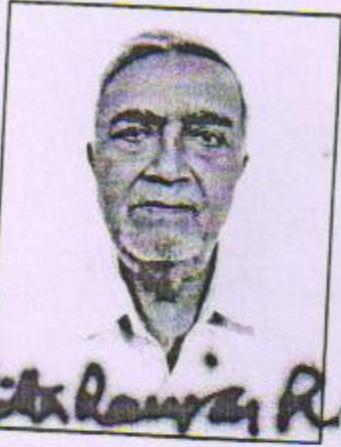
Read over and explained by me.

*Kamal K. Kedia*

Kamal Kumar Kedia

Advocate, Siliguri.

Enr.No. F/6/92.



Dr. Chittaranjan Roy

FINGER PRINTS OF SRI CHITTARANJAN ROY ( VENDOR )

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



Amit Roy

Dr. Chitta Ranjan Roy

SIGNATURE

FINGER PRINTS OF SRI AMIT KUMAR ROY ( VENDOR )

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

Amit Roy

SIGNATURE