

Date: 06.05.2026.

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring 577.40 Decimal appertaining to LR Plot No. 304, 306, 309, 320, 321, 322 of Mouza- Baniakhari Pargana- Pathargatha, Jurisdiction List No.- 55, L.R Khatian No.-527, 528, 1519, 1705, Police Station -Matigara, District- Darjeeling, West Bengal.

PRESENTLY OWNED BY:-

- 1. TIRUPATI ASSETS PRIVATE LIMITED, a Private Limited Company**
- 2. TIRUMALA REALCON PRIVATE LIMITED, a Private Limited Company**
- 3. TULSA MERCANTILE PRIVATE LIMITED, a Private Limited Company**

WHEREAS:-

1. The above named TIRUPATI ASSETS PRIVATE LIMITED Purchased land measuring 322 decimal appertaining to L.R. Plot Nos. 304, 306, 307, 309, 320, 322 of Mouza Baniakhari recorded in the Khatian No. 289 in the District of Darjeeling by virtue of a Deed of Sale duly executed by RITIKA AGARWAL registered in the office of the Additional District Sub Registrar, Bagdogra recorded in the Book No. I, Document No. 3419 for the year 2011.

2. The above named TIRUPATI ASSETS PRIVATE LIMITED purchased land measuring 322 decimal appertaining to L.R. Plot Nos. 304, 306, 307, 309, 320, 322, 408 of Mouza Baniakhari recorded in the Khatian No. 288 in the District of Darjeeling by virtue of a Deed of Sale duly executed by MUKESH KUMAR AGARWAL registered in the office of the Additional District Sub Registrar, Bagdogra recorded in the Book No. I, Document No. 3423 for the year 2011.

3. The above named TIRUPATI ASSETS PRIVATE LIMITED acquired land measuring 562 decimal appertaining to L.R. Plot Nos. 298, 301, 321 of Mouza-Baniakhari recorded in the Khatian No.1270 in the District of Darjeeling by virtue of a Deed of Exchange duly executed by BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED registered in the office of the Additional District Sub Registrar, Bagdogra recorded in the Book No. I, Document No. 3544 for the year 2020.

4. The above named TIRUPATI ASSETS PRIVATE LIMITED duly mutated the aforesaid land in its name with the office of the B.L.& L. R.O, Matigara and LR. Khatian No.527, 1519 was duly opened up in its Name.

5. The above named TIRUPATI ASSETS PRIVATE LIMITED duly converted the aforesaid land appertaining to L.R. Plot Nos.304, 307, 309, 320, 322 vide Memo No. 195(5)/I/DLLRO-DJ/CON./XIII/16 DATED 24/01/2017.

6. The above named TIRUMATA REALCON PRIVATE LIMITED purchased land measuring 322 decimal appertaining to L.R. Plot Nos. 304,306,307,309,320,322 of Mouza Baniakhari recorded in the L.R. Khatian No.286 in the District of Darjeeling by virtue of a Deed of Sale duly executed by USHA DEVI AGARWAL registered in the office of the Additional District Sub Registrar, Bagdogra recorded in the Book No. I, Document No. 3422 for the year 2011.

7. The above named TIRUMALA REALCON PRMTE LIMITED purchased land measuring 321 decimal appertaining to L.R. Plot Nos. 304,306,307,309,320,322 of Mouza Baniakhari recorded in the L.R. Khatian No. 290 in the District of Darjeeling by virtue of a Deed of Sale duly executed by SURESH KUMAR AGARWAL registered in the office of the Additional District Sub Registrar, Bagdogra recorded in the Book No. I, Document No. 3424 for the year 2011.

The above named TIRUMALA REALCON PRIVATE LIMITED purchased land measuring 322 decimal appertaining to L.R. Plot Nos. 304,306,307,309,320,322 of Mouza Baniakhari recorded in the L.R. Khatian No. 287 in the District of Darjeeling by virtue of a Deed of Sale duly executed by MANISH KUMAR AGARWAL registered in the office of the Additional District Sub Registrar, Bagdogra recorded in the Book No. I, Document No. 3425 for the year 2011.

9. The above named TIRUMALA REATCON PRMTE LIMITED duly mutated the aforesaid land in its name with the office of the B.L.&L.R.O, Matigara and LR Khatian No.528 was duly opened up in its name.

10. The above-named TIRUMALA REATCON PRMTE LIMITED duly converted the aforesaid land appertaining to L.R Plot Nos. 304,307,309,320,322 vide Memo No. 193(5)/1/DLLRO-DJ/CON/XIII /16 DATED 24 / 01 /2017.

11. The above-named owners TIRUPATI ASSETS PRIVATE LIMITED, TIRUMATA REALCON PRIVATE LIMITED decided to construct residential housing in the aforesaid land and accordingly entered into two separate Development Agreements with one TULSA TIRUMALA HOUSING LLP both duly registered in the office of the Additional District Sub Registrar, Siliguri II at Bagdogra duly recorded in the Book No. I, Document Nos. 2266 and 2267 both for the year 2021.

11. Thereafter the above-named TULSA MERCANTILE PRIVATE LIMITED purchased land measuring 460 decimal appertaining to L.R. Plot Nos. 321, 320, 322 of Mouza Baniakhari recorded in the Khatian No. 1519, 528, 527 in the District of Darjeeling with the rights, obligations as stated in the aforesaid two Development Agreements by virtue of a Deed of Sale duly executed jointly by TIRUPATI ASSETS PRIVATE LIMITED and TIRUMALA REALCON PRIVATE LIMITED registered in the office of the Additional District Sub Registrar, Bagdogra recorded in the Book No. I, Document No. 6715 for the year 2022.

12. The above named TULSA MERCANTILE PRIVATE LIMITED duly mutated the aforesaid land in its name with the office of the B.L.&L.R.O, Matigara and LR Khatian No.1705 was duly opened up in its name.

The above named TIRUPATI ASSETS PRIVATE LIMITED, TIRUMATA REALCON PRIVATE LIMITED and TULSA MERCANTILE PRIVATE LIMITED are in the process of starting the work on the part of the aforesaid land measuring 577.40 Decimal appertaining to L.R. Plot No. 304, 306, 309, 320, 321, 322 of Mouza Baniakhari recorded in the L.R. Khatian No. 527, 528, 1519, J.L. No. 55 P.S. Matigara in the District of Darjeeling as scribed in the aforesaid Development Agreement being Document No. I-2267 for the year 2021

I have caused necessary online searches in the office of the Additional District Sub Registrar, Bagdogra and the District Sub Registrar, Darjeeling for the period 2017 to 2022 and have also checked the Mutation of the aforesaid land measuring 577.40 decimal in their respective names with the office of the Block Land & Land Reform Office, Matigara and also seen the original copies of the aforesaid Deed of Conveyances and all other relevant documents in respect of the aforesaid land measuring 577.40 Decimal. The aforesaid land is already converted to Group Housing and I have also seen the Conversion Certificates duly issued by the office of District Land & Land Reforms Office, Darjeeling.

I HEREBY CERTIFY THAT THE aforesaid land measuring 577.40 decimal forming the subject matter of these presents is jointly owned by the **1. TIRUPATI ASSETS PRIVATE LIMITED, 2. TIRUMALA REALCON PRIVATE LIMITED, 3. TULSA MERCANTILE PRIVATE LIMITED** is free from all sorts of encumbrances, charges, liabilities, liens, claims, demands, mortgages and lispendents, attachments of any kind whatsoever and the present owners of the aforesaid land have absolutely clear free good and marketable title.

I ALSO HEREBY CERTIFY THAT THE above-mentioned land is not subjected to any restriction of Urban Land (ceiling and Regulation) Act 1976 and the same is not under any claim of any authority.


(Jugal Singh)
Advocate/Siliguri
Regd No: WB/306/2011

