

6800/2022

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 232336

Copy
08/07/2022
Sl. No. 2075482/2022
V/C no. 1094/2022

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

Copy
Addl. District Sub-Registrar,
Singuri-II at Bagdogra.

TIRUPATI ASSETS PVT. LTD.

Director / Authorized Signatory

Tirumala Realcon Private Limited

Director

12 JUL 2022

DEED OF CONVEYANCE

Sale Agreement with Realcon Pvt. Ltd.
THIS INDENTURE MADE THIS THE 08th DAY OF
JULY 2022 (TWO THOUSAND TWENTY TWO).

[Signature]



19042

TIRUPATHI ASSETS PVT. LTD.

[Signature]

Director / Authorized Signatory



19043

Tirumala Realcon Private Limited

[Signature]
Director



19044

Tulsa Tirumala Housing LLP

[Signature]
Designated Partner

SL. NO. 13277 Date 30.6.2022

PURCHASER *Deelme Infrastructure Pvt. Ltd. & Cos.*

Full Address *Siliguri*

Total Value *1000*

Stamp Purchased from JPG Treasury-1

rb

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri



CP
Addl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

08 JUL 2022

[Signature]
for *Chhann Prakash* *rupa*
evke Road, Siliguri-01
Sajjelding, West Bengal

TOTAL CONSIDERATION : RS. 5,00,00,000/-
AREA OF LAND : 460 DECIMAL
PLOT NO. : 93, 92, 94(R.S), 321, 320, 322(L.R)
KHATIAN NO. : 1519, 528, 527(L.R.)
J.L. NO. : 55
MOUZA : BANIAKHARI
PARGANA : PATHARGHATA
POLICE STATION : MATIGARA
✓ DISTRICT : DARJEELING

WITHIN THE AREA OF PATHARGHATA GRAM PANCHAYAT

TIRUPATI ASSETS PVT. LTD.

Director / Authorized Signatory

Tirumala Realcon Private Limited

Director

BETWEEN

1. **TIRUPATI ASSETS PRIVATE LIMITED (PAN : AACCT3993N)**, a Private Limited Company registered under the Companies Act.1956 bearing Certificate of Incorporation No.U45203WB2005PTC106490 Dated 6th December 2005 having its registered office at 51, Shakespeare Sarani, 2nd floor, P.O. Shakespeare Sarani-700017, P.S. Beniapukur, Kolkata, West Bengal.

2. **TIRUMALA REALCON PRIVATE LIMITED (PAN :AADCT7159D)**, a Private Limited Company registered under the Companies Act.1956 bearing Certificate of Incorporation No.U45400WB2011PTC157326 Dated 14th January 2011 having its registered office at 51, Shakespeare Sarani, 2nd floor, P.O. Shakespeare Sarani-700017, P.S. Beniapukur, Kolkata, West Bengal. --- herein after collectively and jointly called the **FIRST PARTY/VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context its director, successors in office, legal representatives, administrators and assigns) of the **FIRST PART**. The Landowners being No.1 and 2 represented by one of its their respective Directors duly authorized for this purpose **SRI GOVIND GARG (AADHAR: 309249724651, PAN: ADNPG3034G)** Son of Late Ami Lal Garg, Hindu by religion, Indian by Nationality, Director of the above named company by occupation, resident of DA-113, Sector-1, Salt Lake City, P.O. Bidhan Nagar, CC Block-700064, P.S. Bidhan Nagar (North), Kolkata, District- North 24 Parganas.

AND

BEELINE INFRASTRUCTURES PRIVATE LIMITED [PAN: AAFCB3091G], A Private Limited Company incorporated under the provisions of Companies Act, 1956 bearing certificate of Incorporation No. U45400WB2010PTC142962 Dated 05/03/2010 having its registered office at H.P. Apartment, Mahanandapara, Siliguri, PIN - 734001, P.O. & P.S. Siliguri in the District of Darjeeling but now merged with **TULSA MERCANTILE PRIVATE LIMITED** vide the order of the National Company Law Tribunal, Kolkata Bench CP (CAA) No. 113/KB/2021 and CA (CAA) No. 1161/KB/2020 Dated 12/01/2022 under the Companies Act 2013-section 230(6) read with section 232(3)), A Private Limited Company incorporated under the provisions of Companies Act, 1956 bearing certificate of Incorporation No. U51909WB1993PTC057701 for the year 1993 having its

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Director / Authorized Signatory
Tirumala Realcon Private Limited
Director

registered office Shanti Square, 2nd Mile Sevoke Road, Siliguri, P.O. Siliguri-734001, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called **"PURCHASER/SECOND PARTY"** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART** represented by its authorized representative **SRI SURESH KUMAR AGARWAL(AADHAR: 520100605499)** Son of Late Amilal Agarwal, Hindu by Religion, Indian by Nationality, Resident of Church Road, Siliguri, PIN -734001, P.O. & P.S. Siliguri in the District of Darjeeling.

AND

M/s. TULSA TIRUMALA HOUSING LLP (PAN: AAPFT9806J), a LLP constituted and formed under the firm having its office at 2nd mile Sevoke Road, P.O. Siliguri-734001, PS: Bhaktinagar, Dist. Jalpaiguri in the State of West Bengal ----- hereinafter called the **"CONFIRMING PARTY/THIRD PARTY"** (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 **THIRD PART**. The Second Party is hereof is represented by one of its partners **SRI PRATIK GARG (PAN : AEAPG7518M, AADHAR: 972662531168)** Son of Sri Suresh Kumar Agarwal, Hindu by Religion, Indian by Nationality, Resident of Church Road, Siliguri, PIN -734001, P.O. & P.S. Siliguri in the District of Darjeeling.

WHEREAS:-

1. The above named **TIRUPATI ASSETS PRIVATE LIMITED** (First Party No.1) 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** (First Party No.1) 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

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Director / Authorized Signatory
Tirumala Realcon Private Limited
Director

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** (First Party No.1) 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** (First Party No.1) 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 **TIRUMALA REALCON PRIVATE LIMITED** (First Party No.2) 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.

6. The above-named **TIRUMALA REALCON PRIVATE LIMITED** (First Party No.2) purchased land measuring 327 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.

7. The above-named **TIRUMALA REALCON PRIVATE LIMITED** (First Party No.2) 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.

8. The above-named **TIRUMALA REALCON PRIVATE LIMITED** (First Party No.2) 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.

AND WHEREAS the Vendors since their respective acquisitions and purchases are in uninterrupted and exclusive "Khas" peaceful vacant possession of the aforesaid land more fully described in the Schedule-A herein below without any disturbance obstruction claim or objection whatsoever from any person or persons; For the sake of brevity and clarity the said Schedule- A land is herein after referred to as PREMISES.

AND WHEREAS other than the Vendors, no other person has any right or claim of possession to the PREMISES or any part thereof either as tenant, lessee, licensee or otherwise whatsoever **save** the said Leases.

AND WHEREAS the said PREMISES or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance 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 the Vendors' predecessors-in-title for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

AND WHEREAS the said PREMISES or any portion thereof is not affected by any notice or scheme or alignment of the Municipality or the Panchayat or the Government or any other Public or Statutory Body or Authority.

AND WHEREAS no declaration has been made or published for acquisition or requisition of the said PREMISES or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the same is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.

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Director / Authorized Signatory
Tirumala Realcon Private Limited
Director

AND WHEREAS there is no suit or litigation filed by or pending against the Vendors or the Vendors' predecessors-in-title in any court of law or tribunal concerning the said PREMISES or any part thereof.

AND WHEREAS the PREMISES or any part or portion thereof is not affected by or under the provisions of the erstwhile Lands (Acquisition and Regulation) Act, 1981 or the West Bengal Thika Tenancy (Acquisition and Regulation) Act, 2001 nor is there any impediment under the provisions of the said Acts in the Vendors' selling conveying transferring and/or dealing with the said Share in the said PREMISES.

AND WHEREAS the Vendors never held nor hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 or any other act or statute applicable to the said PREMISES, nor did the predecessors-in-title or interest of the Vendors ever held any excess land / vacant land within the meaning of such Acts or any other act or statute applicable to the said PREMISES.

AND WHEREAS there is no impediment under the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendors to sell convey and/or deal with the said Share in the said PREMISES.

AND WHEREAS the Vendors hereof further declares that there are no tombs, mosques, burial ground or any other charge or encumbrances there in the said PREMISES.

AND WHEREAS the Vendors have not transferred and/or entered into any agreement for transfer by way of sale, lease or otherwise the said Share in the said PREMISES or any part thereof or any undivided share therein, save and except mentioned herein below.

AND WHEREAS the said PREMISES or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, any charge lien lispensens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any debutter name benami transaction or otherwise, any debutter wakf or devseva, any attachment

including attachment before judgment of any Court or authority, any right of any person under any agreement or otherwise, any burden or obligation other than payment of land Revenue, any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.

AND WHEREAS the said PREMISES or any part thereof is not affected by any right of way water light support drainage or any other easement with any other property.

AND WHEREAS the said PREMISES or any part thereof is not affected by any partition wall, common wall, drains, ways, paths or passages.

AND WHEREAS the said PREMISES or any part thereof never ever vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

AND WHEREAS there is no legal bar or impediment or any order of restraint or status quo or injunction or like or any other difficulty in the Vendors transferring and/or dealing with the said Share in the said PREMISES.

AND WHEREAS by two separate Development Agreements dated 5th March 2021 both duly registered in the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra both duly recorded in the book No. I, Document Nos. 2266 and 2267 for the year 2021 made between the Vendors herein therein referred to as the Owners and the Third Party hereof **M/s. TULSA TIRUMALA HOUSING LLP** therein referred to as the Developer (hereinafter also for the sake of brevity referred to as "**the said Developer**"), the Vendors did thereby grant exclusive right of development of the said PREMISES to the said Developer for mutual benefit and for the consideration and on the terms and conditions therein contained. Under the said Development Agreement, it was inter alia agreed by and between the parties thereto that the Vendors would be entitled to 15% of the total collection received from the sale of the saleable constructed space of the New Building/s to be constructed in the said PREMISES (therein and hereinafter also for the sake of brevity referred to as "**the said Owners' Allocation**") **And** the remaining saleable constructed space 85% of the

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Director / Authorized Signatory
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new buildings to be constructed in the said would belong exclusively and absolutely to the said Developer (hereinafter for the sake of brevity referred to as "the **said Development Agreement**").

AND WHEREAS Under the aforesaid Development Agreements, one of the partner of the said Developer firm namely **BEELINE INFRASTRUCTURES PRIVATE LIMITED** also being the purchaser hereof has deposited with the Owners a sum of Rs.2,50,00,000/= (Rupees Two Fifty Crores) only as Interest Free Refundable Security Deposit (hereinafter called "the **Security Deposit**"), refundable in the manner therein mentioned. The Vendors have agreed to sell convey and transfer to the Purchaser the an area of said Premises measuring to 460 decimal more fully described in the Schedule-B out of the aforesaid PREMISES and all rights title and interest of the Vendors in the said Schedule-B Premises (hereinafter for the sake of brevity referred to as "the Property Sold & Transferred by these presents") and the Purchaser relying on the aforesaid representations assurances and declarations of the Vendors and believing the same to be true and correct and acting on faith thereof has agreed to purchase the same free from all encumbrances and liabilities whatsoever and with khas peaceful vacant physical possession of the Schedule-B Premises **Together With** all benefits and entitlements of the Vendors under the said Development Agreement and on the terms and conditions hereinafter contained.

AND WHEREAS the Vendors hereof have jointly sold land measuring 460 decimal being part and parcel of the Schedule -A and the area sold and transferred by these presents is more fully described in the Schedule- B premises ("the Property Sold & Transferred by these presents") for a valuable monetary consideration of Rs.5,00,00,000/- (Rupees Five Crores) only, accordingly the Vendors hereof along with the Third Party hereof entered into an Agreement to Sale the below schedule-B premises with the purchaser hereof and the said Agreement for Sale was duly registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra duly recorded in the Book No. I, Document No. 8581 for the year 2021.

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NOW THIS INDENTURE WITNESSETH THAT:-

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs.5,00,00,000/-(Rupees Five Crores) only as aforesaid, paid by the purchaser to the Vendors and the vendors do hereby grant, convey, assign and transfer unto and in favor of the purchaser and forming part of these presents and make over Khas and physical possession thereof to the purchasers together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be **TO HAVE and TO HOLD** the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

AND the Vendors hereby covenanted with the purchaser that the interest which the vendors professes to transfer subsists and the vendors has full authority and good power to transfer the said land, expressed or intended so to be **unto** the purchaser in the manner aforesaid and the vendors or any person claiming under them shall and will from time to time at times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may be required.

IT is further covenanted that the below scheduled land is held by the vendors has not been surrendered or forfeited and that there exists no charge, mortgage, attachment, liens lispensens, trusts uses, debutters claims, demands, leases, tenancies, occupancy right,s alignments, acquisitions, requisitions, vestings or any other encumbrances whatsoever on the land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

THE Vendors further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that have accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed were duly observed and performed and in case it transpires otherwise the vendors shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

THE Vendors further declares that the entire land forming subject matter of the present conveyance were in Khas and actual possession of the vendors on the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the vendors shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 18% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury to be sustained by the purchaser.

Further that this sale shall be with all rights benefits privileges appurtenances whatsoever, attributable and/or appurtenant to the Property Under Sale, including:

a) all benefits of contract and all other benefits and entitlements available to and also the obligations of the Vendors under and out of the aforesaid two separate Development Agreements and attached and/or appertaining to the Property Under Sale (including the right to claim and receive directly from the said Developer the constructed areas allocated and/or agreed to be allocated for the Vendors in the proposed buildings at the said Premises under the said Development Agreement);

That all the rights title interest entitlements etc. of the Vendors as also the obligations of the Vendors under the said Development Agreement shall be and/or be deemed to have been transferred in favor of the Purchaser.

TIRUPATI ASSETS PVT. LTD.

Director/Authorized Signatory

Tirumala Realcon Private Limited

Director

Further, the Purchaser shall become entitled to claim and/or receive directly from the said Developer the 50% of 15% i.e., 7.5% of the total collection received from the sale of the saleable constructed space allocated and/or agreed to be allocated for and/or to the Vendors under the said Development Agreement directly from the Developer and the Vendors shall have no nor shall raise any objection with regard thereto and the consent of the Vendors to the same shall be deemed to have been given by these presents itself.

Similarly, the Purchaser has taken over the Vendors' liability of refunding the said Security Deposit of Rs.2,50,00,000/= to the said Developer and the Vendors shall stand absolved from payment / refund of the same.

Further, the Purchaser shall be at liberty to exercise and enforce all rights advantages and privileges available to and/or conferred upon the Vendors under the said Development Agreement recited hereinbefore.

That the purchaser and the Vendors shall enjoy the common roads for ingress and egress for all times to come and none of the parties shall stop/restrain the other from using, enjoying the common roads without any interruption, obstruction or encumbrances whatsoever.

IT is hereby further declared by the Vendors that the vendors have not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the below scheduled landed property conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendors shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

**SCHEDULE-A
(OF THE PREMISES)**

**OF THE LAND FORMING THE SUBJECT MATTER OF THE AFORESAID
TWO DEVELOPMENT AGREEMENTS BEING DOCUMENT NOS. 2266 and
2267 BOTH FOR THE YEAR 2021.**

All that piece and parcel of land measuring **931.77 DECIMAL** more or less situated under the Mouza- **BANIAKHARI**, Pargana- **PATHARGHATA**, J.L. No. 55 under the jurisdiction of **MATIGARA** Police Station in the District of **DARJEELING** as depicted hereunder in the table:

Plot – Khatian wise area details:-

NAME	L.R. KHATIAN NO.	L.R PLOT NO.	AREA IN DECIMAL
1.TIRUMALA REALCON PRIVATE LIMITED	528	304	054.94
	528	306	087.00
	528	309	118.80
	528	320	110.85
	528	322	257.00
TIRUPATI ASSETS PRIVATE LIMITED	527	306	022.90
	527	320	028.50
	1519	321	069.00
	1519, 1269	321	096.00
	1519	288	086.78
		TOTAL	931.77

The land is butted and bounded as under:

BY NORTH : LAND OF VENDOR,
BY SOUTH : PUCCA DRAIN & LAND, BUILDING OF BARSANA,
BY EAST : LAND OF ASHOK GARG,
BY WEST : LAND OF VENDOR.

TIRUPATI ASSETS PVT. LTD.
Director / Authorized Signatory
Tirumala Realcon Private Limited
Director

SCHEDULE-B
(OF THE PROPERTY SOLD & TRANSFERRED BY THESE PRESENTS)

All that piece and parcel of land measuring land measuring **460**(Four Six Zero) **decimal** appertaining to **L.R. Plot No. 320**(Three Two Zero), **322**(Three Two Two), **321** (Three Two One)of Mouza **BANIAKHARI**, Pargana- **PATHARGHATA** recorded in **L.R. Khatian No. 528**(Five Two Eight), **527**(Five Two Seven) and **1519**(One Five One Nine), P.S. **MATIGARA** in the District of **DARJEELING**.

The plot wise area details: -

R.S. PLOT NO.	L.R. PLOT NO.	L.R. KHATIAN No.	AREA IN DECIMAL	OWNED BY
93	321	1519	111.00	TIRUPATI ASSETS PVT LTD
92	320	528	110.85	TIRUMALA REALCON PVT LTD
92	320	527	07.15	TIRUPATI ASSETS PVT LTD
94	322	528	231.00	TIRUMALA REALCON PVT LTD
	TOTAL		460.00	

The aforesaid land appertaining to L.R. Plot No.321 is butted and bounded as follows and the site plan is enclosed herewith: -

NORTH : LAND OF TIRUMALA REALCON PRIVATE LIMITED,
SOUTH : LAND OF TIRUPATI ASSETS PRIVATE LIMITED,
EAST : LAND OF ASHOK GARG
WEST : LAND OF TIRUPATI ASSETS PRIVATE LIMITED.

The aforesaid land appertaining to L.R. Plot No.320 is butted and bounded as follows and the site plan is enclosed herewith: -

NORTH : LAND OF TIRUMALA REALCON PRIVATE LIMITED,
SOUTH : LAND OF TIRUPATI ASSETS PRIVATE LIMITED,
EAST : LAND OF ASHOK GARG
WEST : LAND OF VENDORS.

The aforesaid land appertaining to L.R. Plot No.322 is butted and bounded as follows and the site plan is enclosed herewith: -

NORTH : LAND OF TIRUPATI ASSETS PRIVATE LIMITED,
SOUTH : LAND OF BARSANA PROJECT,
EAST : LAND OF ASHOK GARG
WEST : LAND OF VENDORS.

IN WITNESS WHEREOF the parties hereto set sealed and scribed their respective hands and seals the day, month and the year first above written.

WITNESSES: -

1. 
S/o - Anurag Prakash Raju
Sevate Road, Siliguri, - 735 001
Dajetling, West Bengal

TIRUPATI ASSETS PVT. LTD.

Director / Authorized Signatory

Tirumala Realcon Private Limited

Director

VENDORS

Tulsa Tirumala Housing LLP


Designated Partner

CONFIRMING PARTY

Drafted by me and printed at my office,


JUGAL SANGHAI
ADVOCATE/SILIGURI
Reg. No. WB/306/2011

2. Ankit Agarwal
S/o Lalit Agarwal
Siliguri

MEMO OF CONSIDERATION

Rs.5,00,00,000/-

RECEIVED of and from the within-named PURCHASER Rs.5,00,00,000/- (Rupees Five Crores) only by within-named VENDORS the within-mentioned sum of Rs.5,00,00,000/- (Rupees Five Crores) only paid by the PURCHASER to the VENDORS in respect of the property conveyed herein.

TIRUPATI ASSETS PVT. LTD.

Director / Authorized Signatory

Tirumala Realcon Private Limited

Director

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT



RIGHT



TIRUPATI ASSETS PVT. LTD.

Tirumala Realcon Private Limited

Director / Authorized Signatory

Director

SIGN. WITH DATE

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT



RIGHT



Tulsa Tirumala Housing LLP

Designated Partner

SIGN. WITH DATE

FINGER IMPRESSION

THUMB

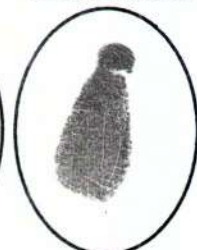
FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT



RIGHT



TIH SA MERCANTILE PRIVATE LIMITED

OFFLINE INFRASTRUCTURES PVT. LTD.

Seen - signed

Seen - signed

DIRECTOR

DIRECTOR

SIGN. WITH DATE

FINGER IMPRESSION

THUMB

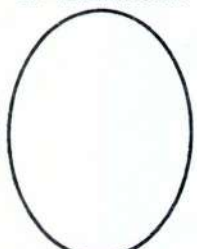
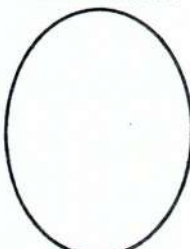
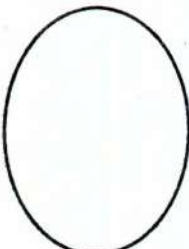
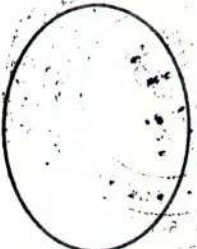
FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT



RIGHT

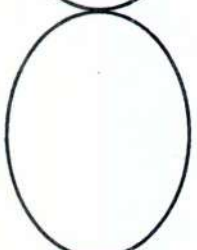
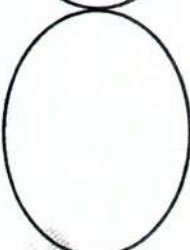
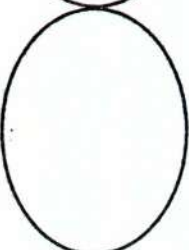
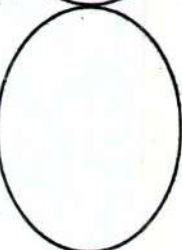
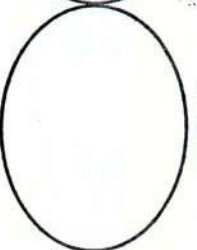


PHOTO
(Sign across
the photo but
do not sign
over the
face)

SIGN. WITH DATE

**SITE PLAN SHOWING AREA LAND OWNER
TIRUMALA REALCON PVT. LTD.**

Land of Vendor

Land of Tirupati Assets Pvt. Ltd.

Land of Barshna Project

SITE PLAN
Scale:-1:500

N

Tulsa Tirumala Housing LLP

[Signature]
Designated Partner

TIRUMALA REALCON PVT. LTD.

TIRUPATI ASSETS PVT. LTD.

Director / Authorized Signatory

LAND SCHEDULE:-

Mouza Baniakhari.

J.L. No.- 55

P.S.- Matigara,

Dist.- Darjeeling.

Khatian No.- 528

PLOT NO. AREA IN

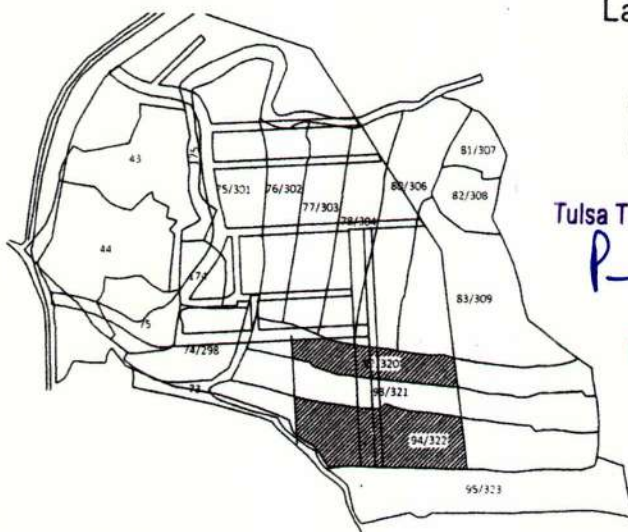
R.S.	L.R.	Acre.
92	320	1.18
94	322	2.31

Total 3.49 Acre.

PREPARED BY:-

M/s. B. M. Das & Sons
(Govt. Approved Surveyor)

[Signature]



MOUZA MAP

Scale:-16"- 1 Mile.

AGREEMENT AREA SHOWN THUS:-



Tirupati Assets Pvt. Ltd.

TIRUMALA REALCON PVT. LTD.

Director / Authorized Signatory

Director

Director

M/s. B. M. Das & Sons

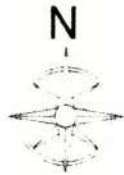
SITE PLAN SHOWING AREA LAND OWNER TIRUPATI ASSETS PVT. LTD.

Land of Vendor

Land of Tirumala Realcon Pvt. Ltd.

Land of
Sri. Ashok Garg

Land of Vendor



SITE PLAN
Scale:-1:500

LAND SCHEDULE:-

Mouza Baniakhari.

J.L. No.- 55

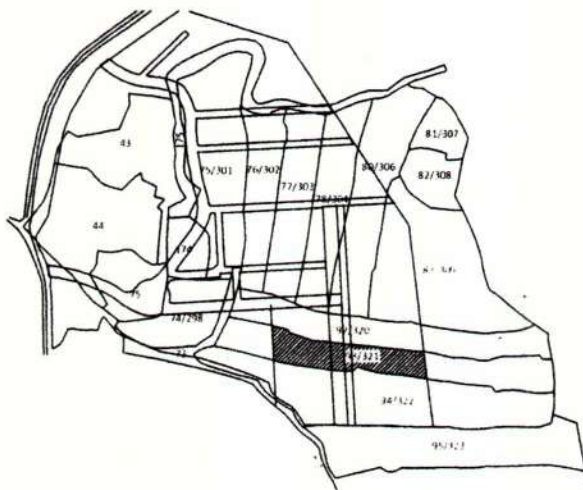
P.S.- Matigara,

Dist.- Darjeeling.

Khatian No.-1519

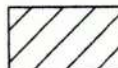
PLOT NO. AREA IN

R.S.	L.R.	Acre.
93	321	1.11



MOUZA MAP
Scale:-16"- 1 Mile.

AGREEMENT AREA SHOWN THUS:-



Tirupati Assets Pvt. Ltd.
[Signature]
Director / Authorised Signatory

Tulsa Tirumala Housing LLP

[Signature]
Designated Partner

PREPARED BY:-

M/s. B. M. Das & Sons
(Govt. Approved Surveyor)

[Signature]
Director

Tirupati Assets Pvt. Ltd.

TIRUMALA REALCON PVT. LTD.

REFLINE INFRASTRUCTURES PVT. LTD.

Director / Authorised Signatory

TIRUPATI ASSETS PVT. LTD.

Director / Authorised Signatory

Director
Tirumala Realcon Private Limited

DIRECTOR



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 04038002075482/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Govind GARG , DA-113, Sector-1, Salt Lake City, CC Block-, City:- Bidhannagar, P.O:- Bidhan Nagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Seller [TIRUPATI ASSETS PRIVATE LIMITED] ,[TIRUMALA REALCON PRIVATE LIMITED] ,[Tulsa Mercantile Private Limited]			TIRUPATI ASSETS PVT. LTD.  Director / Authorized Signatory
2	Mr Pratik Garg , Church Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Representative of Seller [Tulsa Tirumala Housing Llp]			Tulsa Tirumala Housing LLP  Designated Partner

Tirumala Realcon Private Limited

Director

S. No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Rabi Kujur Son of D P Kujur Sevoke Road , Siliguri Court, City:- , P.O:- Sevoke Road, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Mr Govind GARG, Mr Pratik Garg			

(Yogen Tshering Bhutia)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BAGDOGRA
 Darjeeling, West Bengal

Major Information of the Deed

Deed No :	I-0403-06715/2022	Date of Registration	12/07/2022
Query No / Year	0403-8002075482/2022	Office where deed is registered	
Query Date	08/07/2022 4:01:10 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Jughal Sanghai Siliguri Court, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9547171801, Status : Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession			
Set Forth value	Market Value		
Rs. 5,00,00,000/-	Rs. 5,46,48,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,000/- (Article:23)	Rs. 5,46,480/- (Article:A(1))		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 040308581/2021		

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baniakhari, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-321	LR-1519	To Be Use By Company	Rupni	111 Dec	1,20,00,000/-	1,31,86,800/- , Project Name :
L2	LR-320	LR-528	To Be Use By Company	Rupni	110.85 Dec	1,22,00,000/-	1,31,68,980/- , Project Name :
L3	LR-322	LR-528	To Be Use By Company	Rupni	231 Dec	2,50,00,000/-	2,74,42,800/- , Project Name :
L4	LR-320	LR-527	To Be Use By Company	Rupni	7.15 Dec	8,00,000/-	8,49,420/- Property is on Road , Project Name :
		TOTAL :			460Dec	500,00,000 /-	546,48,000 /-
	Grand Total :				460Dec	500,00,000 /-	546,48,000 /-

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI ASSETS PRIVATE LIMITED 51, Shakespeare Sarani, 2nd Floor,, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	TIRUMALA REALCON PRIVATE LIMITED 51, Shakespeare Sarani, 2nd Floor,, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Tulsa Tirumala Housing Llp 2nd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Tulsa Mercantile Private Limited H.P. Apartment, Mahanandapara, Siliguri,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Govind GARG (Presentant) Son of Late Ami Lal Garg , DA-113, Sector-1, Salt Lake City, CC Block-, City:- Bidhannagar, P.O:- Bidhan Nagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TIRUPATI ASSETS PRIVATE LIMITED (as Directors), TIRUMALA REALCON PRIVATE LIMITED (as Directors), Tulsa Mercantile Private Limited (as director)
2	Mr Pratik Garg Son of Mr Suresh Kumar Agarwal , Church Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Tulsa Tirumala Housing Llp

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rabi Kujur Son of D P Kujur Sevoke Road , Siliguri Court, City:- , P.O:- Sevoke Road, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mr Govind GARG, Mr Pratik Garg			

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baniakhari, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 321, LR Khatian No:- 1519	Owner:ত্রিপতী অ্যাসেটস প্রাইভেট লিমিটেড, Gurdian:ডিরেক্টর গোবিন্দ গর্গ, Address:৫১, শেখরপীয়ার সরনী কলকাতা- ১৭ , Classification:রূপনী, Area:1.11000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 320, LR Khatian No:- 528	Owner:তিরুমালা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:1.26500000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 322, LR Khatian No:- 528	Owner:তিরুমালা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:2.57000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 320, LR Khatian No:- 527	Owner:তিরুপতী এসেটস প্রা:লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:0.26300000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 040306715 / 2022

On 08-07-2022

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

Presented for registration at 13:10 hrs on 08-07-2022, at the Private residence by Mr Govind GARG ,.

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 5,46,48,000/-

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

Execution is admitted on 08-07-2022 by Mr Govind GARG, director, Talsa Mercantile Private Limited (Private Limited Company), H.P. Apartment, Mahanandapara, Siliguri,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001; Directors, TIRUPATI ASSETS PRIVATE LIMITED, 51, Shakespeare Sarani, 2nd Floor,, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017; Directors, TIRUMALA REALCON PRIVATE LIMITED, 51, Shakespeare Sarani, 2nd Floor,, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Shri Rabi Kujur, , , Son of D P Kujur, Sevoke Road , Siliguri Court, P.O: Sevoke Road, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 08-07-2022 by Mr Pratik Garg, Partners, Talsa Tirumala Housing Llp, 2nd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Shri Rabi Kujur, , , Son of D P Kujur, Sevoke Road , Siliguri Court, P.O: Sevoke Road, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



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

On 12-07-2022

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 5,46,480/- (A(1) = Rs 5,46,480/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,46,480/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/07/2022 1:56PM with Govt. Ref. No: 192022230071357551 on 12-07-2022, Amount Rs: 5,46,480/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 83091512 on 12-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 0/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 13777, Amount: Rs.1,000/-, Date of Purchase: 30/06/2022, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/07/2022 1:56PM with Govt. Ref. No: 192022230071357551 on 12-07-2022, Amount Rs: 0/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 83091512 on 12-07-2022, Head of Account



Yogen Tshering Bhutia

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 0403-2022, Page from 147521 to 147549
being No 040306715 for the year 2022.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2022.07.22 15:36:08 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/07/22 03:36:08 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

(This document is digitally signed.)