

SL-8836/21

I-8581/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 052842

By
27/10/2021
D/W. 2227826
M/cw. 1478/2021.

Tirupati Assets Pvt. Ltd.

Director/ Authorised Signatory

TIRUMALA REALCON PVT. LTD.

Director

AGREEMENT TO SALE

THIS DEED OF AGREEMENT TO SALE IS MADE ON THIS
THE 27th DAY OF OCTOBER 2021.

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.

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

30 OCT 2021

[Signature]



8348

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

SL. NO. 12562 Date 31.8.2021
PURCHASER Beelino Infra structures Pvt-Ltd
Full Address Siligua -
Total Value 1001 -
Stamp Purchased from JPG Treasury-1

[Signature]
STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Raiganj, Jalpaiguri



8348

TIRUMALA REALCON-PVT. LTD.
[Signature]
Director

Director

TIRUMALA REALCON-PVT. LTD.

Director



8349

Tulsa Tirumala Housing LLP
[Signature]
Director

[Signature]

Sh. Dharam Prakash Sanyal
Sevoke Road, Siliguda-73
Rajshiling, West Bengal



[Signature]
Addl. Dist. Sub Registrar
Jalpaiguri, West Bengal

12 7 OCT 2021

Tirupati Assets Private Limited.
Authorized Signatory

TIRUMALA REALCON PVT. LTD.
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 --- 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

Tirupati Assets Pvt. Ltd.
Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.
Director

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 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


Tirupati Assets Pvt. Ltd.
Director / Authorised Signatory


TIRUMALA REALCON PVT. LTD.
Director

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.

Tirupati Assets Pvt. Ltd.
Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.
Director

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.

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

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD

Director

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 lispendens 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.

Tirupati Assets Pvt. Ltd.
Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.
Director

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 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 Under Sale**") 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.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1.The Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendors **ALL THAT** the said **Property Under Sale**, being the said Premises described in the **Second Schedule** hereunder written and **50% share of the Vendors** in the said PREMISES described in the **First Schedule** hereunder written, for the consideration and on the terms and conditions hereinafter contained.

The 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);

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.

Director

2. The monetary consideration for sale of the Property Under Sale is agreed, determined and fixed after considering the prevailing highest market rates at Rs.5,00,00,000/- (Rupees Five Crores) only.

2.1 The said Cash Consideration shall be paid by the Purchaser to the Vendors in the manner hereinafter appearing:

i) Rs. 3,12,94,260/- (Rupees Three Crores Twelve Lakhs Ninety Four Thousand Two Hundred Sixty) only has already been paid as advance money or part consideration money (the receipt of which the Vendors do and each of them doth hereby as also by the receipt and memo hereunder written admit and acknowledge);

It is clarified that out of the said advance money of Rs. 3,12,94,260/- is being paid by way of the Purchaser taking over the Vendors' liability of refunding the said Security Deposit Rs.2,50,00,000/- to the said Developer as hereinbefore recited; As the security deposit amount has been paid by the purchaser hereof on behalf of the Developer, the amount shall be set off in the books of the purchaser hereof.

ii) Rs.1,87,05,740/= (Rupees One Crore Eighty Seven Lakhs Five Thousand Seven Hundred Forty) only being the balance consideration money shall be paid at the time of completion of sale and conveyance of the Property Under Sale by execution and registration of the Deed or Deeds of Conveyance by the Vendors in favor of the Purchaser and delivery of khas peaceful vacant physical possession of the Schedule-B land to the Purchaser hereof subject to the Purchaser being fully satisfied about the title of the Vendors to the Property Under Sale and the Vendors in the meantime complying with their obligations herein contained;

3. Save matters herein stated, the sale envisaged herein shall be free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters claims demands leases tenancies occupancy rights alignments acquisitions requisitions vestings and liabilities whatsoever or howsoever and with complete khas vacant peaceful physical possession of

Tirupati Assets Pvt. Ltd.
Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.
Director

the Property Under Sale and the Vendors shall make out a good marketable title to the Property Under Sale to the satisfaction of the Purchaser.

4. Immediately after the execution hereof, the Vendors shall deliver to the Purchaser copies of all Title Deeds and other papers and documents relating to the Property Under Sale and produce the originals thereof as and when requisitioned by the Purchaser.

5. The sale of the Property Under Sale shall be in favor of the Purchaser and in such part or parts and/or share or shares as the Purchaser may deem fit and proper and the Deed or Deeds of Conveyance to be executed in pursuance hereof shall be drawn by the Purchaser.

6. On and from the date of completion of sale or the Purchaser making payment of the balance consideration to the Vendors, whichever be earlier, all 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.

6.1 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.

6.1.1 Similarly, the Purchaser shall take 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.

6.2 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.

Tirupati Assets Pvt. Ltd.

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TIRUMALA REALCON PVT LTD.

Director

7. That the Vendors shall at their own costs make all other necessary persons join with it in the conveyance whether as conveying parties, confirming parties or assuring parties as shall be required to pass and convey UNTO and to the use of Purchaser a clear title of the Property Under Sale free from all doubts as hereunder contemplated.

8. The Vendors shall cause all necessary persons to join in as party to the conveyance or conveyances to be executed and registered in pursuance hereof as may be required and found necessary by the Purchaser.

9. Immediately after the execution hereof, the Purchaser shall be at liberty to take out / publish public / legal notices in newspapers notifying the sale envisaged herein and inviting objection / claims, if any to the sale herein envisaged and all claims and demands whatsoever shall be cleared and discharged by the Vendors to ensure that the Purchaser acquires a good and marketable title to the Property Under Sale free from all encumbrances and liabilities whatsoever.

10. The sale envisaged herein shall be completed within 12 months (or earlier at the sole discretion of the Purchaser) subject however to the Purchaser being satisfied about the title of the Vendors to the Property Under Sale and the Vendors complying with the Vendors' obligations herein contained in the meantime, and simultaneously with the completion of sale, the Purchaser shall (i) make payment of the balance of the **Cash Consideration** mentioned in Clause 2.1(ii) hereinabove to the Vendors and the Vendors shall deliver complete khas vacant peaceful physical possession of the Property Under Sale to the Purchaser.

11. All land revenue and other rates and taxes and outgoings in respect of the Property Under Sale accruing due till the date of completion of sale and delivery of possession as aforesaid by the Vendors to the Purchaser shall be borne paid and discharged by the Vendors and the Vendors shall keep the Purchaser saved harmless and indemnified in respect thereof.

12. All amounts paid by the Purchaser to the Vendors shall remain a First Charge and/or lien on the Property Under Sale and such charge / lien shall

Tirupati Assets Pvt. Ltd.
Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.
Director

remain till completion of sale in favor of the Purchaser or refund of the same in full to the Purchaser, as applicable.

13. Simultaneously with the completion of the sale herein envisaged:

i) The Purchaser will step into the shoes of the Vendors and be entitled to all rights and benefits which the Vendors have and/or would have under the aforesaid two separate Development Agreements.

ii) In the event, instead of partition, the said Premises is directed to be sold, the Purchaser will be entitled to get such portion of the sale proceeds as may be allotted to the Vendors.

14. In case the Vendors fail to make out a good marketable title to the Property Under Sale to the satisfaction of the Purchaser, then it shall be lawful for the Purchaser to rescind this contract whereupon the Vendors shall forthwith refund to the Purchaser the advance money paid hereunder by the Purchaser to the Vendors, as also all amounts paid / incurred by the Purchaser in connection with or pursuant to this agreement and/or the Property Under Sale (including stamp duty etc., if paid / incurred), with interest thereon @12% per annum and/or to sue the Vendors for specific performance of this contract and/or damages and/or abatement of consideration.

15. In case the Vendors fail and/or neglect to comply with the Vendors' obligations herein within the stipulated periods, then without prejudice to the other rights and remedies of the Purchaser, it shall be lawful for the Purchaser to rescind this contract whereupon the Vendors shall forthwith refund to the Purchaser the advance money paid hereunder by the Purchaser to the Vendors, as also all amounts paid / incurred by the Purchaser in connection with or pursuant to this agreement and/or the Property Under Sale (including stamp duty etc., if paid / incurred), with interest thereon @12% per annum and/or to sue the Vendors for specific performance of this contract and/or damages and/or abatement of consideration.

16. In spite of the Vendors complying with the Vendors' obligations contained hereinabove and the Purchaser being satisfied about the title of

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.

Director

the Vendors to the Property Under Sale and the Vendors being ready and willing to complete the sale of the Property Under Sale by executing and registering one or more deed or deeds of conveyance in favour of the Purchaser and to deliver possession of the said the Property Under Sale to the Purchaser in the manner hereinbefore stated, in case the Purchaser fails to make payment of the balance Cash Consideration mentioned in Clause 2.1(ii) hereinabove to the Vendors, then it shall be lawful for the Vendors to sue the Purchaser for specific performance of this contract and/or damages.

18. The purchaser and the Vendor 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.

17. If at any time before the completion of sale, the said Premises or any part thereof be found to be affected by any acquisition or requisition proceeding or scheme or alignment of any authority under any of the laws now prevailing, then it shall be lawful for the Purchaser at its option to rescind this contract whereupon the Vendors shall forthwith refund to the Purchaser the earnest money paid hereunder by the Purchaser to the Vendors, as also all amounts paid / incurred by the Purchaser in connection with or pursuant to this agreement and/or the Property Under Sale (including stamp duty etc., if paid / incurred), with interest thereon @12% per annum.

18. Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed and understood by and between the parties hereto that the Purchaser is interested in purchasing and acquiring the Property Under Sale and the development of the PREMISES shall be done in its entirety and not any part thereof.

19. All disputes and differences by and between the parties hereto relating to or arising out of this agreement or any act deed or thing done or to be done in pursuance hereof shall be referred to arbitrator to be nominated by him and the award made by such Arbitrator shall be final conclusive and binding on the parties hereto. Such arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act, 1996 as modified from time to time.

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.

Director

**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.

SCHEDULE-B
(OF THE PROPERTY UNDER SALE)

Tirupati Assets Pvt. Ltd.

Director & Authorised Signatory

TIRUMALA REALCON PVT. LTD.

Director

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 both the parties do hereunto set their respective hands on the day, month and year first above written.

WITNESSES:

1.


S/o. Dharam Prakash Singh
Sevoke Road, Siliguri-01
Darjeeling, West Bengal.

Tirupati Assets Pvt. Ltd.


Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.


Director

FIRST PARTY

2.

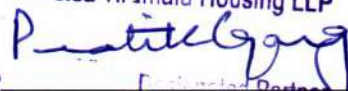

S/o. A. Sarkar
Sevoke Road, Siliguri-01
Darjeeling, West Bengal.

DEELINE INFRASTRUCTURES PVT. LTD.

DIRECTOR

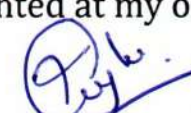
SECOND PARTY

Tulsa Tirumala Housing LLP


Partner

THIRD PARTY

Drafted by me and printed at my office,


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

MEMO OF RECEIPT

RECEIVED of and from the within named PURCHASER by within named VENDOR the within sum of Rs. 31294260/- (Rupees Three Crores Twelve Lakhs Ninety Four Thousand Two Hundred Sixty) only paid by the PURCHASER to the VENDOR as payment of full and final consideration money in respect of the property agreed to be sold in favor of the purchaser named above.

DATE	CHEQUE NO.	NAME	AMOUNT(RS.)
07/10/2020	654575	TIRUMALA REALCON PVT LTD	50,00,000.00
07/12/2020	654629	TIRUMALA REALCON PVT LTD	20,00,000.00
09/12/2020	654630	TIRUMALA REALCON PVT LTD	20,00,000.00
09/12/2020	654631	TIRUMALA REALCON PVT LTD	20,00,000.00
10/12/2020	654633	TIRUMALA REALCON PVT LTD	20,00,000.00
11/12/2020	654634	TIRUMALA REALCON PVT LTD	20,00,000.00
14/12/2020	654636	TIRUMALA REALCON PVT LTD	16,00,000.00
15/12/2020	654637	TIRUMALA REALCON PVT LTD	10,63,000.00
17/12/2020	654640	TIRUMALA REALCON PVT LTD	20,00,000.00
18/12/2020	654641	TIRUMALA REALCON PVT LTD	20,00,000.00
19/12/2020	654643	TIRUMALA REALCON PVT LTD	19,81,260.00
24/05/2021	772425	TIRUMALA REALCON PVT LTD	10,00,000.00
17/06/2021	788383	TIRUMALA REALCON PVT LTD	03,00,000.00
25/03/2021	772389	TIRUPATI ASSETS PVT LTD	20,00,000.00
31/03/2021	772392	TIRUPATI ASSETS PVT LTD	08,50,000.00
24/05/2021	772425	TIRUMALA REALCON PVT LTD	10,00,000.00
17/06/2021	788383	TIRUMALA REALCON PVT LTD	03,00,000.00
		TOTAL	3,12,94,260.00

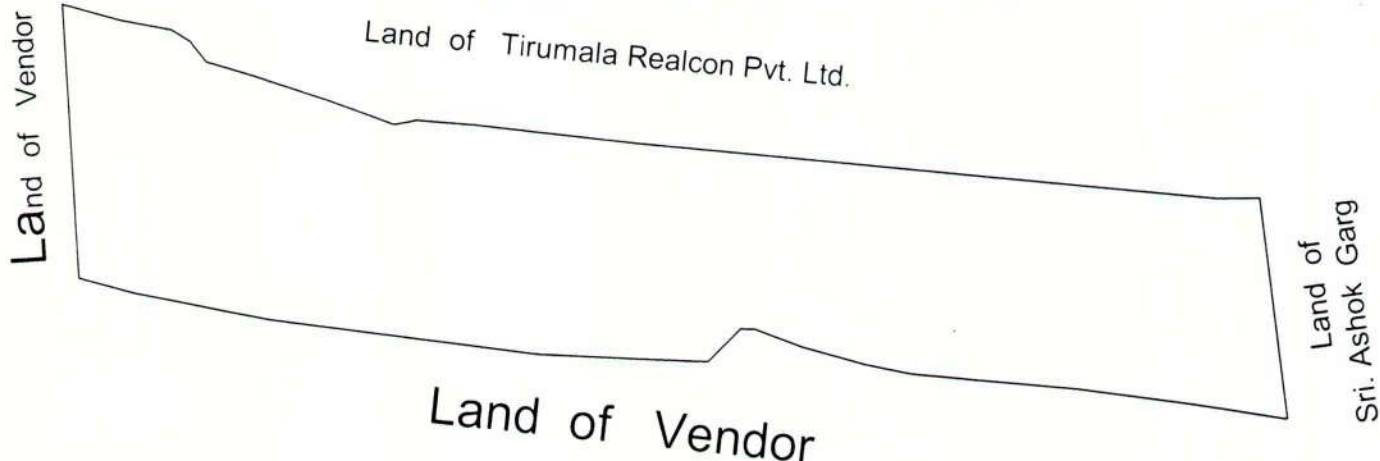
Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory

TIRUMALA REALCON PVT. LTD.

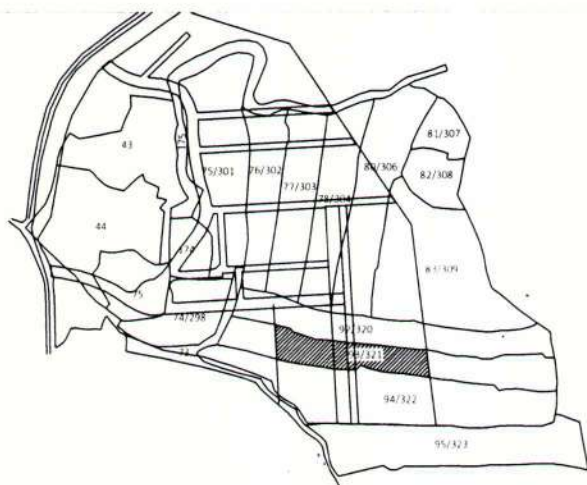
Director

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



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.
Director / Authorised Signatory

PREPARED BY:-
M/s. B. M. Das & Sons
(Govt. Approved Surveyor)

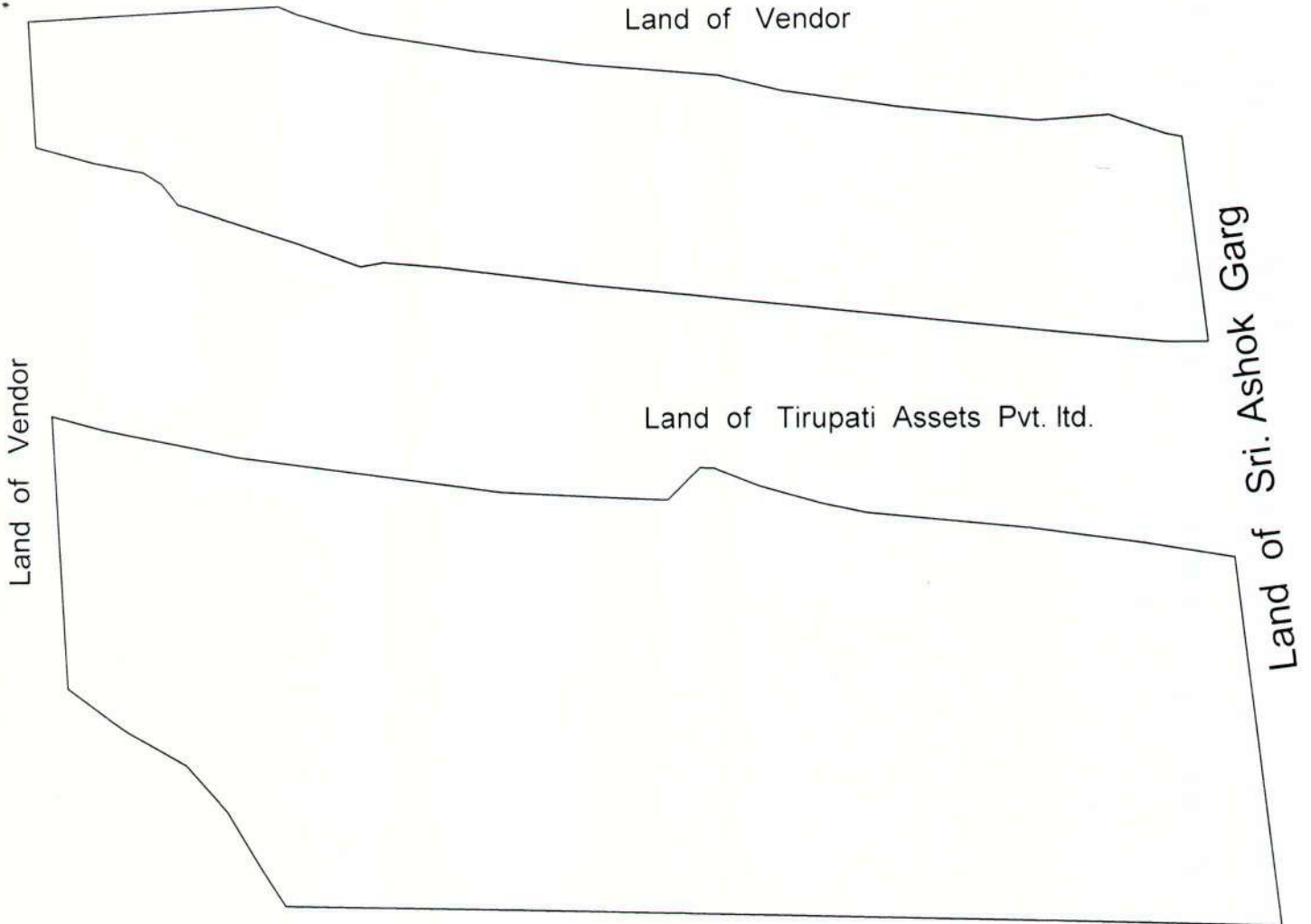
Director

Tirupati Assets Pvt. Ltd.
Director / Authorised Signatory

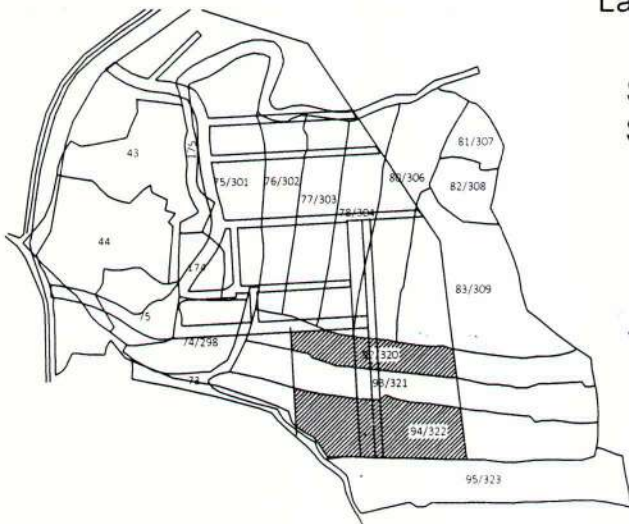
TIRUMALA REALCON PVT. LTD.
Director

REFINE INFRASTRUCTURES PVT. LTD.
DIRECTOR

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



Land of Barshna Project



SITE PLAN
Scale:-1:500



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)

Premier

MOUZA MAP
Scale:-16"- 1 Mile.
AGREEMENT AREA SHOWN THUS:-



Tirupati Assets Pvt. Ltd.

TIRUMALA REALCON PVT. LTD.

Director / Authorised Signatory

Director

INFRASTRUCTURES PVT. LTD.

IDENTITY

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

L
E



H
T



TIRUMALA REALCON PVT. LTD.

[Signature]
Director

Tirupati Assets Pvt. Ltd.

[Signature]
Director / Authorised Signatory

SIGN.

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

L
E



H
T



BEEHIVE INFRASTRUCTURES PVT. LTD.

[Signature]
DIRECTOR

SIGN.

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



RIGHT

Tulsa Tirumala Housing LLP

P. Sridhar
Designated Partner

SIGN.

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

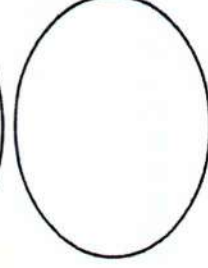
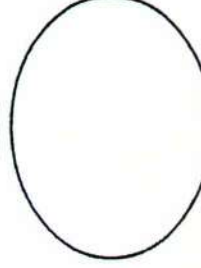
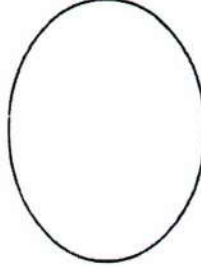
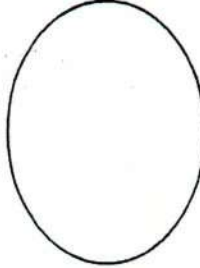
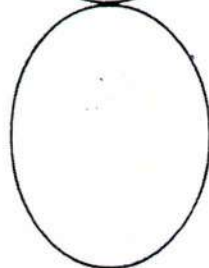
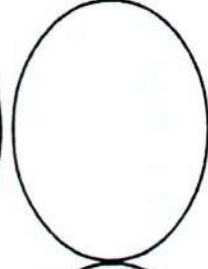
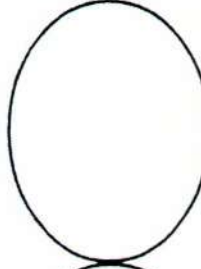
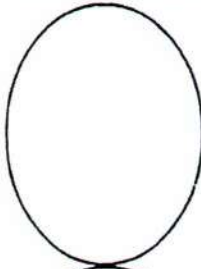
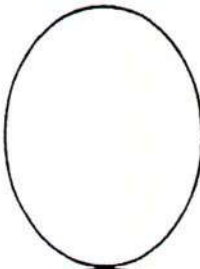
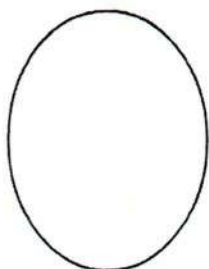


PHOTO
(Sign across
the photo but
do not sign
over the
face)

LEFT

RIGHT

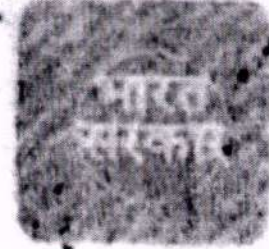
SIGN.

आयकर विभाग
INCOME TAX DEPARTMENT :



भारत सरकार
GOVT. OF INDIA

TIRUPATI ASSETS PRIVATE LIMITED



06/12/2005

Permanent Account Number

AACCT3993N

10032006

Tirupati Assets Pvt. Ltd.


Director Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TIRUMALA REALCON PRIVATE LIMITED



14/01/2011

Permanent Account Number

AADCT7159D

11022011

VVDC11128D

TIRUMALA REALCON PVT. LTD.


Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

ADNPG3034G

नाम/ Name
GOVIND GARG

पिता का नाम/ Father's Name
AMI LAL GARG

जन्म की तारीख/ Date of Birth
01/08/1962

हस्ताक्षर/ Signature



28042018

Govind Garg
Govind Garg

[Handwritten signature]

ଆଧାର - ମାଧାରଣ ମାନ୍ୟତା ଆଧାର



3092 4972 4651



Govind Garg
Date of Birth: 01/08/1982
Father: Anil Lal Garg
Type: Male

Government of India

ଭାରତ ସରକାର

ଆଧାର - ମାଧାରଣ ମାନ୍ୟତା ଆଧାର

3092 4972 4651



ଆପଣଙ୍କ ଆଧାର ମାଧାରଣ / Your Aadhaar No.:

KH505582311FT

58558231



To
Govind Garg
DA-13 BLOCK-DA
SALT LAKE CITY
SECTOR-1
Bishanagar(M)
Bishanagar CC Block, North 24 Parganas
West Bengal - 700064
9830137727

18/11/2015

Unique Identification Authority of India
Government of India

ଭାରତ ସରକାର

ଭାରତୀୟ ଗଣିତ ମାନ୍ୟତା ଆଧାର



Enrollment No.: 1052/11587/00479



BEELINE INFRASTRUCTURES PVT. LTD.

[Signature]
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURESH KUMAR AGARWAL

AMILAL AGARWAL

14/07/1960

Permanent Account Number

ACRPA8351P

Suresh K. Agarwal
Signature



01022005

Suresh - stamp



आधार

ভারত সরকার
Unique Identification Authority of India
গণপ্রজাতন্ত্রী বাংলাদেশ

তালিকাভুক্তির নম্বর/ Enrolment No.: 1215/91193/01388

To
Suresh Kumar Agarwal
S/O: Ami Lal Agarwal
GARG ENTERPRISE
CHURCH ROAD
WARD NO 10
Siliguri (M. Corp)
Siliguri
Darjeeling West Bengal - 734001
9434001121

Generation Date: 03/03/2018

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No.:

5201 0060 5499

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সুরেশ কুমার আগরওয়াল
Suresh Kumar Agarwal
জন্মতারিখ/DOB: 14/07/1960
পুরুষ MALE

5201 0060 5499

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথবা অনলাইন দ্বারা লাভ করা
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

ডাটা:
সুরেশ কুমার আগরওয়াল, পিতা আমি লাল আগরওয়াল, বাড়ি
নং ১০, চার্চ রোড (শিলিগুরি),
শিলিগুরি
পিন কোড - ৭৩৪০০১

Address:
S/O: Ami Lal Agarwal, GARG ENTERPRISE,
CHURCH ROAD, WARD NO 10, Siliguri (M.
Corp), Darjeeling,
West Bengal - 734001

5201 0060 5499

Suresh K. Agarwal

Suresh K. Agarwal

Suresh K. Agarwal

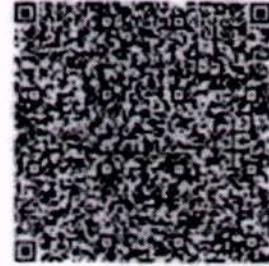
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFT9806J



नाम / Name
TULSA TIRUMALA HOUSING LLP

09022020

निगमन / गठन की तारीख
Date of Incorporation / Formation
28/01/2020

50-0113850

Tulsa Tirumala Housing LLP

P. S. S. S. S.
Designated Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATIK GARG
SURESH KUMAR AGARWAL

23/09/1989
Permanent Account Number
AEAPG7518M

Pratik Garg
Signature



11082008

Pratik Garg



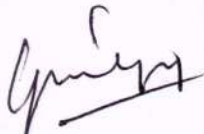
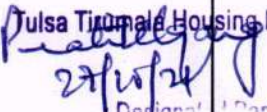
Government of West Bengal

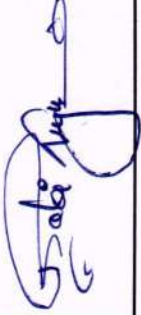
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 04032002227826/2021

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 REALCO N PRIVATE LIMITED]			 27/10/21
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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]			 27/10/21 Tulsa Tirumala Housing LLP Designated Partner

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ROBI KUJUR Son of Late D.P. KUJUR SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Mr Govind GARG, Mr SURESH KUMAR AGARWAL			

(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-0403-08581/2021	Date of Registration	30/10/2021
Query No / Year	0403-2002227826/2021	Office where deed is registered	
Query Date	27/10/2021 5:27:39 PM	0403-2002227826/2021	
Applicant Name, Address & Other Details	JUGAL SANGHAI Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7865937853, Status : Advocate		
Transaction	Additional Transaction		
[0143] Sale, Sale agreement without possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 5,00,00,000/-	Rs. 5,46,48,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 21,85,930/- (Article:5(d))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baniakhari, JI No: 55, 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 (RS :-)	LR-1519	To Be Use By Company	Rupni	111 Dec	1,20,00,000/-	1,31,86,800/-	
L2	LR-320 (RS :-)	LR-528	To Be Use By Company	Rupni	110.85 Dec	1,22,00,000/-	1,31,68,980/-	
L3	LR-322 (RS :-)	LR-528	To Be Use By Company	Rupni	231 Dec	2,50,00,000/-	2,74,42,800/-	
L4	LR-320 (RS :-)	LR-527	To Be Use By Company	Rupni	7.15 Dec	8,00,000/-	8,49,420/-	Property is on Road
		TOTAL :			460Dec	500,00,000 /-	546,48,000 /-	
		Grand Total :			460Dec	500,00,000 /-	546,48,000 /-	

Seller Details :

SI 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	BEELINE INFRASTRUCTURES 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.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI 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: 30xxxxxxxx4651 Status : Representative, Representative of : TIRUPATI ASSETS PRIVATE LIMITED (as Directors), TIRUMALA REALCON PRIVATE LIMITED (as Directors)
2	Mr SURESH KUMAR AGARWAL Son of Late Amifal Agarwal , Church Road, Siliguri, 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, , Aadhaar No: 52xxxxxxxx5499 Status : Representative, Representative of : BEELINE INFRASTRUCTURES PRIVATE LIMITED (as Authorized Representative)
3	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: 97xxxxxxxx1168 Status : Representative, Representative of : Tulsa Tirumala Housing Llp

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ROBI KUJUR Son of Late D.P. KUJUR SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mr Govind GARG, Mr SURESH KUMAR AGARWAL, Mr Pratik Garg			

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baniakhari, JI No: 55, 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,	TIRUPATI ASSETS PRIVATE LIMITED
L2	LR Plot No:- 320, LR Khatian No:- 528	Owner:তিরুমলা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:1.26500000 Acre,	TIRUMALA REALCON PRIVATE LIMITED
L3	LR Plot No:- 322, LR Khatian No:- 528	Owner:তিরুমলা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:2.57000000 Acre,	TIRUMALA REALCON PRIVATE LIMITED
L4	LR Plot No:- 320, LR Khatian No:- 527	Owner:তিরুমপতী এসেটস প্রা:লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:0.26300000 Acre,	TIRUPATI ASSETS PRIVATE LIMITED

On 27-10-2021

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/-


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

On 29-10-2021

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

Presented for registration at 17:57 hrs on 29-10-2021, at the Private residence by Mr Govind GARG ,

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

Execution is admitted on 29-10-2021 by Mr Govind GARG, Directors, TIRUPATI ASSETS PRIVATE LIMITED (Private Limited Company), 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 (Private Limited Company), 51, Shakespeare Sarani, 2nd Floor,, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr ROBI KUJUR, , , Son of Late D.P. KUJUR, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Christian, by profession Private Service

Execution is admitted on 29-10-2021 by Mr Pratik Garg, Partners, Tulsa Tirumala Housing Llp (LLP), 2nd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr ROBI KUJUR, , , Son of Late D.P. KUJUR, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Christian, by profession Private Service


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

On 30-10-2021

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 : 5 (d) of Indian Stamp Act 1899.

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/10/2021 8:54PM with Govt. Ref. No: 192021220102359241 on 27-10-2021, Amount Rs: 14/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 69365245 on 27-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 21,85,930/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 21,85,830/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 12562, Amount: Rs.100/-, Date of Purchase: 31/08/2021, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/10/2021 8:54PM with Govt. Ref. No: 192021220102359241 on 27-10-2021, Amount Rs: 21,85,830/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 69365245 on 27-10-2021, Head of Account 0030-02-103-003-02


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 0403-2021, Page from 217514 to 217553
being No 040308581 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2021.11.18 14:10:59 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/11/18 02:10:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)