

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 9423  
 CERTIFIED COPY OF DOCUMENT NO \_\_\_\_\_

00AB 539606

BOOK NO 1 FOR YEAR 11

2.00  
 2.00  
 10.00  
 10.00  
 Total  
 Rupees \_\_\_\_\_  
 Copy Prepared signed  
 sealed and delivered to the  
 applicant as per order No \_\_\_\_\_



TIRUMALA REALCON PVT. LTD.  
 Director

Tirupati Assets Pvt. Ltd.  
 Director / Authorised Signatory

Addl. Dist. Sub Registrar,  
 City & Industrial Development

18 JUL 2016

39621  
P. Singh  
Hre

No. ....  
Date .....

Rs. ....

**17 JUN 2018**

**SUPANJAN MIKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Red Road, Kol-1

17 JUN 2018  
17 JUN 2018

**Tirupati Assets Pvt. Ltd.**  
Director / Authorized Signatory

*[Signature]*

**TIRUMALA REALCON PVT. LTD.**  
Director

*[Signature]*



3143

3423  
3416 21- 4.5.2011

0298  
0298



VISIT CARD NO 315/2011  
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 249951

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

*[Signature]*  
SOOL DIST SUB-REGISTRAR  
SILIGURI-II, AT BAGDOGRA, DIST. DARJEELING

03-05-11  
04 MAY 2011

*Suresh Kumar Agarwal  
As Constituted attorney  
of Sri Mukesh Kumar Agarwal*

THIS DEED OF CONVEYANCE made this 3rd day of May Two Thousand Eleven BETWEEN MUKESH KUMAR AGARWAL, son of Sri Fakir Chand Agarwal, by faith Hindu, by occupation Business, residing at Dr. Kallinath Road, Khaipara, P.O. & P.S. Siliguri, District-Darjeeling,

TIRUMALA REALCON PVT. LTD.

*[Signature]*  
Director

Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director / Authorized Signatory





7174

Company Name	Tirupati Assets Pvt Ltd
Address	15 Collyer St
Date	26 APR 2011
Value	Rs. 12
 Director (I.A.B.)	

Tirupati Assets Pvt Ltd  
 15 Collyer St  
 Rs. 12

Suresh kr Agency

TIRUMALA REALCON PVT. LTD.  
  
 Director

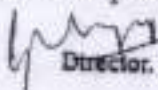
309

Suresh kr Agency  
as authorized attorney  
of Sri Muresh kr Agency



Tirupati Assets Pvt. Ltd.  
  
 Director / Authorized Signatory

313

Tirupati Assets Pvt. Ltd.  
  
 Director.

Nabin Basu.  
 S/O. S.N. Basu.  
 P.O + P.S. - Naksalbare  
 Dist. - Darjeeling.  
 Service.

1441 Dist. Sub Registrar  
 No. 2 of Bangalore District

03 MAY 2011



and permanently residing at B-1804 RNA Royale Park, M.G. Road, Kandivali (West), Mumbai-400 067, represented by his constituted attorney **SRI SURESH KUMAR AGARWAL**, son of Sri Moti Lal Agarwal, residing at Dr. Kalinath Road, Khalpara, P.O. & P.S. Siliguri, District-Darjeeling, appointed by a Registered Power-of-Attorney dated 27.04.2011 Registered with the Sub-Registrar Borivali No. 5, Mumbai, Suburban, District : Bandra, State of Maharashtra and recorded in Book No. IV being/Deed No. Badar-11/3762/2011 for the year 2011, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs legal representatives successors executors and administrators) of the **ONE PART AND TIRUPATI ASSETS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.15 College Street, Kolkata 700012, represented by its Director **SHRI GOVIND GARG**, son of Late A.L. Garg, hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors in office and/or assigns) of the **OTHER PART:**

*Suresh Kumar Agarwal  
As Counsel/Attorney of  
Sri Mukesh Kumar Agarwal*

**WHEREAS:**

A. The Vendor herein has held out, represented before and assured the Purchaser, inter alia, as follows:

- i) That one **Champa Devi Singh (Lama)** was seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner / ralyat, amongst other properties, to **All Those** the various pieces or parcels of agricultural land containing a total area of **1615 Sataks** (equivalent to 16.15 Acres) more or less, comprised in various Dags, recorded in **Khatian No.16**, in Mouza Baniakhar, J.L.No.55, Police Station Siliguri (earlier Matigara), Pargana Patharghata, District Darjeeling, West Bengal, details whereof are given hereinbelow:

Dag No.	Khatian No.	Share	Total Area in Dag (in Satak)
304	16	1.0000	204
306		1.0000	276
307		1.0000	60
309		1.0000	402
320		1.0000	252
322		1.0000	421
408		1.0000	0.93
<b>Total:</b>			<b>1615</b>

- ii) That the said **Champa Devi Singh (Lama)** a Hindu governed by Hindu Law, died intestate leaving her surviving her two sons namely Pravin Lama and Navin Lama and three daughters namely (Smt.) Basanti Lama (alias Moktan), (Smt.) Binita Lama (alias Gauchan) and (Smt.) Sudeshna Lama (alias Singh), as her only heirs heiresses and legal

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory





representatives, who all upon her death jointly inherited and became entitled to the said **1615 Sataks** in the said Dags, absolutely and forever, each having 1/5<sup>th</sup> equal undivided share therein;

- iii) That by a Registered Deed of Conveyance dated 28<sup>th</sup> December, 2002 and registered with the A.D.S.R., Slg-II at Bagdogra, Darjeeling in Book No.I Volume No.19 Pages 201 to 210 Being No.I-755 for the year 2005 the said **Sudeshna Lama** for the consideration therein mentioned granted sold conveyed and transferred unto and to the **Vendor** herein, **All That** her 1/5<sup>th</sup> share in the said Dags, absolutely and forever;
- iv) That the name of the Vendor is recorded as the owner / riyat in the L.R.Records of Rights under **L.R.Khatian No.288** in the manner given hereinbelow:

*Sudeshna Lama  
As Conveyance attorney of  
Smt. Mukesh K.R. Agarwal*

R.S/L.R. Dag No.	L.R. Khatian No.	Total Area in Dag (in Satak)	Share	Area Recorded (in Satak)
304	288 (Previous Khatian No.16)	204	0.2010	41
306		276	0.1990	55
307		60	0.2000	12
309		402	0.1990	80
320		252	0.1984	50
322		421	0.1876	79
408		0.93	0.0519	0.5
<b>Total:</b>		<b>1615</b>		<b>322</b>

TIRUMALA REALCON PVT. LTD.  
*[Signature]*  
Director

The aforesaid land owned by the Vendor is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**".

- v) That the said Property is free from all encumbrances mortgages charges liens lispensens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- vi) That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendor has been using the same for their personal use and cultivation;
- vii) That the Vendor has duly made payment of the Khajana in respect of the said Property;

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





- viii) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- ix) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- x) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xi) That the said Property 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 Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xii) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property and/or their respective portions thereof unto and in favour of the Purchaser.
- xiii) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement

*Sri M. K. Sanyal  
As Constituted attorney of  
Sri Mukesh K. Sanyal*

TIRUMALA REALCON PVT. LTD.  
*[Signature]*  
Director

Tirupati Assets Pvt. Ltd.  
*[Signature]*  
Director / Authorized Signatory





of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

Subsequent Assn  
ATC Constitution authority  
of Sri Muzum Kar Agglava

B. The Vendor, being in urgent need of money, approached the Purchaser and offered to sell transfer convey assign and assure the Purchaser and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire the same from the Vendor absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

C. The said Property is low-land and also land-locked and has no direct access to any public road.

D. The Purchaser has at or before execution of this deed of sale paid to the Vendor the entire amount of the said mutually agreed consideration and have called upon the Vendor to grant this conveyance in favour of the Purchaser.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.80,00,000/- (Rupees Eighty Lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** the said Property, fully described in the **SCHEDULE** hereunder written, and all ownership share portions rights title and interest therein of the Vendor and/or his predecessors in title with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory





howsoever of the Vendor and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Ralyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

*Suzhen is signing  
As consultant attorney  
of Sri Mukesh in Affair*

TIRUMALA REALCON PVT. LTD.  
*[Signature]*  
Director

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:**

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred

Tirupati Assets Pvt. Ltd.  
*[Signature]*  
Director / Authorized Signatory





assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;

*Swabha Agri  
As. Constituted attorney  
Dr Sri Mulechm var Agri*

(iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.

TIRUMALA REALCON PVT. LTD.

*[Handwritten signature]*

Director

(v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.

Tirupati Assets Pvt. Ltd.

*[Handwritten signature]*

Director / Authorised Signatory

(vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter





at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

*S. Suresh Reddy Attorney of  
AS Constituted attorney of  
G. M. Mulkem vs. Agri...*

(vi) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or their agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendor to the Purchaser, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

Director

TIRUMALA REALCON PVT. LTD.

TIRUMALA REALCON PVT. LTD.

Director

(viii) **AND THAT** the Vendor has requested and requisitioned the Purchaser to make payment of the part / entire consideration in cash and accordingly at such request of the Vendor, the Purchaser has made payment of the part / entire consideration in cash to the Vendor, if and as per memo written hereinbelow.

(ix) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendor to the said Property or any part or portion thereof or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchaser being found to be untrue, incorrect, false or misleading.

Director

TIRUPATI ASSETS PVT. LTD.

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory

**III. AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:**

i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in





respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;

ii) **AND THAT** the Vendor has complied with all provisions of the West Bengal Land Reforms Act, 1955 and is not in default thereof.

iii) **AND THAT** the Purchaser has made consideration in full in the name of Mukesh Associates (HUF) on request wherein the Vendor Mukesh Kumar Agarwal, son of Shri Fakir Chand Agarwal is "Karta" of Mukesh Associates (HUF) and payment received by the Vendor is confirmed/acknowledged as per memo hereunder written.

iv) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

*Subscribed by Agam  
As Constituted attorney  
of Sri Mukesh K. Agarwal*

*[Signature]*  
Director  
TIRUMALA REALCON PVT. LTD.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(said Property)**

All Those various pieces and parcels of agricultural land, being the undivided 1/5<sup>th</sup> share in its entirety in 16.15 Acres situate lying and being the part and portion of and comprised in Dag / Plot Nos.304, 306, 307, 309, 320, 322 & 408 recorded in Khatian No.288 (Previous Khatian No.16 & 28), in Mouza Baniakhari, J.L.No.55, Police Station Siliguri (earlier Matigara), Pargana Patharphata, District Darjeeling, West Bengal, details of the recordings in the name of the Vendor are given hereunder:

R.S./L.R. Dag No.	L.R. Khatian No.	Total Area in Dag (in Satak)	Share	Area Recorded (in Satak)
304	288 (Previous Khatian No.16)	204	0.2010	41
306		276	0.1990	55
307		60	0.2000	12
309		402	0.1990	80
320		252	0.1984	50
322		421	0.1876	79
408		0.93	0.0519	0.5
<b>Total:</b>		<b>1615</b>		<b>322</b>

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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





IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the withinnamed VENDOR at Bagdogra in the presence of:

- 1. *Jadu gopal Paul*  
S/o Late J.C. Paul  
167A H.C. Road.  
Siliguri - 734001
- 2. *Nabin Basu*  
S/o S.N. Basu  
Khalpara  
Naksalbari, Darjeeling

*Suresh K Agarwal*  
(SURESH KUMAR AGARWAL)  
as lawful constituted attorney of Sri  
Mukesh Kumar Agarwal  
(PAN AFMPA8453Q)

SIGNATURE OF THE VENDOR

TIRUMALA REALCON PVT. LTD.

Director

SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER at Bagdogra in the presence of:

- 1. *Jadu gopal Paul*  
S/o Late J.C. Paul  
167A H.C. Road.  
Siliguri - 734001
- 2. *Nabin Basu*  
S/o S.N. Basu  
Khalpara  
Naksalbari, Darjeeling

Tirupati Assets Pvt. Ltd.  
*[Signature]*  
Director.

(PAN AADCT7159D)

SIGNATURE OF THE PURCHASER

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory

Drafted By:

*Rajiv Bora*

Advocate,

High Court, Calcutta

Enrolment No - WB/921/1993







**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchaser the withinmentioned sum of **Rs.80,00,000/= (Rupees Eighty Lacs)** only being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

Sl.	Demand Pay No.	Date	Bank	Name of the Payee	Amount (Rs.)
1	433440	02.05.2011	The Lakshmi Vilas Bank Ltd.	Mukesh Associates (HUF)	30,00,000
2	433441	02.05.2011	The Lakshmi Vilas Bank Ltd.	Mukesh Associates (HUF)	25,00,000
3	RTGS UTR Code LAVBH1119000196	29.04.2011	The Lakshmi Vilas Bank Ltd.	Mukesh Associates (HUF)	25,00,000
<b>Total Rs.</b>					<b>80,00,000</b>

TIRUMALA REALCON PVT. LTD.

Director

(Rupees Eighty Lacs) only

**WITNESSES:**

- 1) *Jadu gopal Paul.*  
S/o *Rabi J.C. Paul.*  
167A H.C. Road.  
Siliguri - 734001
- 2) *Nabin Basu*  
S/o *S.N. Basu.*  
& *Khatpara, Naksalbari*  
*Darjeeling.*

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory

*Suresh Kumar Agarwal*  
(SURESH KUMAR AGARWAL) as  
Lawful constituted attorney of  
Sri Mukesh Kumar Agarwal

**VENDOR**



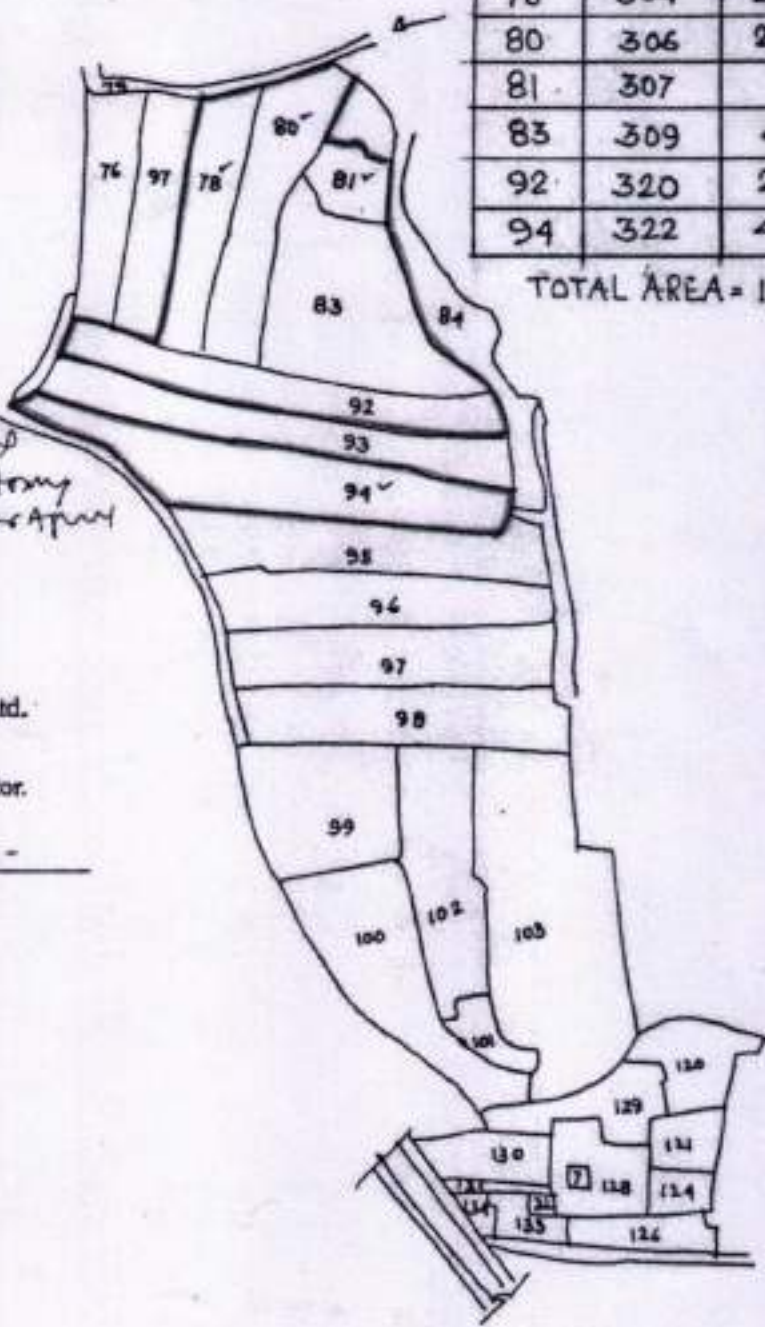
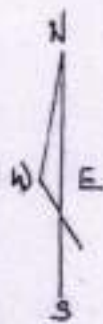


SITE PLAN OF DAG NOS 80, 81, 83, 92, 94, 78  
 AT MOUZA- BANIAXHARI JL NO-55 P.S. SILIGURI  
 DIST- DARJEELING

AREA STATEMENT

OLD	RS./LR DAG NO.	AREA W DAG NO. (BATAK)
78	304	204
80	306	276
81	307	60
83	309	402
92	320	252
94	322	421

TOTAL AREA = 1615



Souren K. Agnew  
 As Constituted attorney  
 of Sri Mukesh Chatterjee

VENDOR :-

Tirupati Assets Pvt. Ltd.

*[Signature]*  
 Director.

PURCHASER :-

TIRUMALA REALCON PVT. LTD.

*[Signature]*  
 Director

Tirupati Assets Pvt. Ltd.

*[Signature]*  
 Director / Authorised Signatory

REF: GIVEN SKETCH

S. K. ROY  
 12/2, OLD POST OFFICE ST, KOL  
 9830516944





**SPECIMEN FORM FOR TEN FINGERPRINTS**



Left Hand  
*Surash Kumar Arora*

Name SURASH KUMAR ARORA  
 Signature *Surash Kumar Arora*

Right Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right hand	Little Finger
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Name GOVIND GARG  
 Signature *Govind Garg*

Right Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name \_\_\_\_\_  
 Signature \_\_\_\_\_

Right Hand



Left Hand

Name \_\_\_\_\_  
 Signature \_\_\_\_\_

Right Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory







Government Of West Bengal  
Office Of the ADSR Siliguri-II at Bagdogra  
District:-Darjeeling

Endorsement For Deed Number : I - 03423 of 2011  
(Serial No. 03143 of 2011)

On 03/05/2011

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

Presented for registration at 19.48 hrs on :03/05/2011, at the Private residence by Suresh Kumar Agarwal ,Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 03/05/2011 by

1. Govind Garg

Director, Tirupati Assets Pvt. Ltd., No. 15 College Street, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 .  
By Profession : Business

Identified By Nabin Basu, son of S. N. Basu, Naxalbari, Thana:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :-Naxalbari , By Caste: Hindu, By Profession: Service.

**Executed by Attorney**

Execution by

1. Suresh Kumar Agarwal, son of Sri Moti Lal Agarwal , Dr. Kallinath Road, Khalpara, , , Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri By Caste Hindu By Profession: Business,as the constituted attorney of Mukesh Kumar Agarwal is admitted by him.

Identified By Nabin Basu, son of S. N. Basu, Naxalbari, Thana:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :-Naxalbari , By Caste: Hindu, By Profession: Service.

( Dhruva Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra

On 04/05/2011

**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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-


**Payment of Fees:**

Amount By Cash

Rs. 94886/-, on 04/05/2011

( Under Article : A(1) = 94886/- on 04/05/2011 )

**Certificate of Market Value(WB PUVI rules of 2001)**

  
( Dhruva Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra

04/05/2011 18:28:00

EndorsementPage 1 of 2

TIRUMALA REALCON PVT. LTD.  
Director  
Tirupati Assets Pvt. Ltd.  
Director / Authorised Signatory





**Government Of West Bengal**  
**Office Of the ADSR Siliguri-II at Bagdogra**  
**District:-Darjeeling**

**Endorsement For Deed Number : I - 03423 of 2011**  
**(Serial No. 03143 of 2011)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-8626873/-

Certified that the required stamp duty of this document is Rs.- 517613 /- and the Stamp duty paid as Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 516613/- is paid, by the draft number 105333, Draft Date 28/04/2011, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 04/05/2011

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 04/05/2011

Exempted ( on 04/05/2011 )

( Dhruva Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory

*(Handwritten Signature)*

( Dhruva Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 2485 to 2501  
being No 03423 for the year 2011.

TIRUMALA REALCON PVT. LTD.

*[Signature]*  
Director



Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director / Authorised Signatory

*[Signature]*

(Dhruba Dasgupta) 05-May-2011  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal



TRUE COPY

*[Signature]*  
Addl. Dist-Sub Registrar  
Siliguri- II at Bagdogra, Dist - Darjeeling

18 JUL 2011