



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 3425
 CERTIFIED COPY OF DOCUMENT NO. _____

00AB 539609

BOOK NO. I FOR YEAR 11

2.00
 2.00
 10.00
 10.00
 Rupees _____

Copy Prepared, sealed and delivered to the applicant as per order.



TIRUMALA REALCON PVT. LTD.
 Director

Adol. Dist. Registrar
 11 of Bangalore, Bangalore

18 JUL 2016

Tirupati Assets Pvt. Ltd.
 Director / Authorised Signatory

39618
S. Sanyal
Hle

Rs.
17 JUN 2016
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Kol-1

17 JUN 2016

17 JUN 2016

TIRUMALA REALCON PVT. LTD.

[Signature]
Director

Tirupati Asscts Pvt. Ltd.

[Signature]
Director / Authorised Signatory



3145/2011

31425
3148 04.05.2011



VISIT CASE No 317/2011
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 249948

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]
ADL. DIST. SUB-REGISTRAR
SILIGURI-II. AT BAGDOGRA, DIST. -DARJEELING

04 MAY 2011

For & on behalf of
Manish Kumar Agarwals & others (HUF)
[Signature]
Karta

THIS DEED OF CONVEYANCE made this 3rd day of May
Two Thousand Eleven BETWEEN (M/S) MANISH KUMAR
AGARWAL & OTHERS (HUF), having its office at Dr. Kalinath
Road, Khalpara, P. O. & P. S. Siliguri, District - Darjeeling, a Hindu

TIRUMALA REALCON PVT. LTD.

[Signature]
Director



Tirupati Assets Pvt. Ltd.

[Signature]
Director / Authorised Signatory

7177

Field No. Tirumala Realcon Pvt Ltd
 Address 15 College St
KT 12
 28 APR 2011
 Value 1000/-

15 College St
KT 12

Subramani

TIRUMALA REALCON PVT. LTD.
 Director
[Signature]



308

For & on behalf of
Mangish Kumar Agarwala & others (HUF)

Subramani

Karta



310

Uma Devi Agarwal

Addl. Dist. Sub-Registrar
14, 11 at Bangalore, Karnataka

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



312

03 MAY 2011

TIRUMALA REALCON PVT. LTD.

[Signature]
DIRECTOR



Nabin Prasad
S/O. S. N. Prasad
P.O. P.S. Naksalhati
Dist. Darjeeling
Service



Undivided Family represented by its Karta, **Sri Suresh Kumar Agarwal**, son of Sri Moti Lal Agarwal, residing at Dr. Kalinath Road, Khalpara, P.O. & P.S. Siliguri, District-Darjeeling, 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 the members/coparceners for the time being of the said Hindu Undivided Family and their respective successors heirs legal representatives executors and administrators) of the **FIRST PART AND TIRUMALA REALCON 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 **SECOND PART AND (1) USHA DEVI AGARWAL**, wife of Sri Suresh Kumar Agarwal, by faith Hindu, by occupation Housewife, residing at Dr. Kalinath Road, Khalpara, P.O. & P.S. Siliguri, District-Darjeeling and **(2) SMT. RITIKA AGARWAL**, daughter of Sri Suresh Kumar Agarwal and wife of Sri Mukesh Kumar Agarwal, by faith Hindu, by occupation Business, residing at Dr. Kalinath Road, Khalpara, P. O. & P. S. Siliguri, District - Darjeeling, represented by her 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 collectively referred to as "the **CONFIRMING PARTIES**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors heirs legal representatives executors and administrators) of the **THIRD PART**;

For & on behalf of
Mentch Kumar Agarwal & others
Karta

TIRUMALA REALCON PVT. LTD.
Director

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 / raiyat, 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 Baniakhari, J.L.No.55, Police Station Siliguri (earlier Matigara), Pargana Patharghata, District Darjeeling, West Bengal, details whereof are given hereinbelow:

Tirupati Assets Pvt. Ltd.
Director / Authorized Signatory



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
Total:			1615

- 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.) Sudhesna Lama (alias Singh), as her only heirs heiresses and legal 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 $1/5^{\text{th}}$ equal undivided share therein;
- ii(a) That by a Registered Deed of Conveyance dated 11th January, 2002 and registered with the A.D.S.R., Sig-II at Bagdogra, Darjeeling in Book No.I Volume No.16 Pages 49 to 56 Being No.I-816 for the year 2003, the said **Pravin Lama** for the consideration therein mentioned granted sold conveyed and transferred unto and to **the Vendor** herein, **All That** his undivided $1/15^{\text{th}}$ share in the said Dags, absolutely and forever;
- ii(b) That by a Deed of Conveyance dated 5th July, 2002 and registered with the A.D.S.R., Sig-II at Bagdogra, Darjeeling in Book No.I Volume No.16 Pages 29 to 38 Being No.I-814 for the year 2003, the said **Navin Lama** for the consideration therein mentioned granted sold conveyed and transferred unto and to **the Vendor** herein, **All That** his undivided $1/15^{\text{th}}$ share in the said Dags, absolutely and forever;
- ii(c) That by a Deed of Conveyance dated 2nd September, 2002 and registered with the A.D.S.R., Sig-II at Bagdogra, Darjeeling in Book No.I Volume No.15 Pages 397 to 406 Being No.I-810 for the year 2003, the said **Basanti Lama** (alias Moktan) for the consideration therein mentioned granted sold conveyed and transferred unto and to **the Vendor** herein, **All That** her undivided $1/15^{\text{th}}$ share in the said Dags, absolutely and forever;
- iv) In the events and by virtue of the above mentioned three Deeds the Vendor herein became seized and possessed of and/or otherwise with

For & on behalf of
Manish Kumar Agarwala & others (HUF)

Karta

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory



and sufficiently entitled as the full and absolute owner / raiyat, to All That the 1/5th share in the said Dags, absolutely and forever and the name of the Vendor (stated as "Manish Agarwal") is recorded in the L.R. Records of Rights under L.R.Khatian No.287 in the manner given hereinbelow:

R.S/L.R. Dag No.	L.R. Khatian No.	Total Area in Dag (in Satak)	Share	Area Recorded (in Satak)
304	287 (Previous Khatian No.16)	204	0.1127	23
306		276	0.1993	32
307		60	0.2000	07
309		402	0.2436	98
320		252	0.2459	62
322		421	0.3895	100
	Total:	1615		322

For & on behalf of
Manish Kumar Agarwala & others (husb)
Karia

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 lispendens cases vesting 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;
- 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;

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory



- 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 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;

For & on behalf of
 Manish Kumar Agarwala & others (HUF)
[Signature]
 Karta

[Signature]
 TIRUMALA REALCON PVT. LTD.
 Director

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

B. To meet the legal liabilities and other legal necessities, the members / coparceners of the Vendor herein decided to sell the said Property and that the sale of the same would not cause any inconvenience to its members as regards their residence, inasmuch as none of the members were residing thereat and that if the said Property was sold, the sale proceeds thereof, after



meeting the legal liabilities and other legal necessities of the Hindu Undivided Family and its members, could be invested and used for securing a steady income for the benefit of the members of the Hindu Undivided Family.

- C. Accordingly, the Vendor approached the Purchaser and offered to sell transfer convey assign and assure the said Property to the Purchaser and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor and the Confirming Parties 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.
- D. The said Property is low-land and also land-locked and has no direct access to any public road.
- E. The Confirming Parties, being the members / coparceners of the Vendor herein, are joining in and executing these presents declaring and confirming that the said Hindu Undivided Family is undivided and joint and consenting to the sale by the Vendor of the said Property to the Purchaser herein at the abovementioned consideration as there being legal necessity.
- F. 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 and the Confirming Parties do and each of them doth hereby concur confirm consent assure release unto

For & on behalf of
 Manish Kumar Aggarwala & others (Plaintiff)
Manish Kumar Aggarwala
 Karta

TIRUMALA REALCON PVT. LTD.
[Signature]
 Director

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



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 the Confirming Parties and/or their predecessors in title / interest 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 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 and the Confirming Parties and each of them 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.

For & on behalf of
Mandich Kumar Agrawala & others (10/1)
Mandich Kumar Agrawala
Karta

[Signature]
TIRUMALA REALCON PVT. LTD.
Director

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

II. THE VENDOR AND THE CONFIRMING PARTIES DO AND EACH OF THEM DO TH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or the Confirming Parties 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 or the Confirming Parties have 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 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;
- (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 the Confirming Parties 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 Confirming Parties or the Vendor's predecessors-in-title.
- (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 the Confirming Parties 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

For & on behalf of
Manish Kumar Agarwal & others (HUF)
Karta

TIRUMALA REALCON PVT. LTD.
Director

Tirupati Assets Pvt. Ltd.
Director / Authorized Signatory



and liabilities whatsoever or howsoever created by the Vendor or the Confirming Parties or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendor and the Confirming Parties 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 Confirming Parties 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.
- (vii) **AND THAT** the Vendor and the Confirming Parties 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.
- (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 herein below.
- (ix) **AND ALSO THAT** the Vendor and the Confirming Parties 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

For & on behalf of
Manoj Kumar Agarwala & others (HUF)
Karta

TIRUMALA REALCON PVT. LTD.
Director

Firupatti Assets Pvt. Ltd.
Authorized Signatory



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 and/or the Confirming Parties to the Purchaser being found to be untrue, incorrect, false or misleading.

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** we Vendor has complied with all provisions of the West Bengal Land Reforms Act, 1955 and is not in default thereof.
- iii) **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;

THE SCHEDULE ABOVE REFERRED TO:
(Said Property)

All Those various pieces and parcels of agricultural land, being the undivided 1/5th share in the 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, recorded in Khatian No.287 (Previous Khatian No.16), in Mouza Baniakhari, J.L.No.55, Police Station Siliguri (earlier Matigara), Pargana Patharghata, 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	287 (Previous Khatian No.16)	204	0.1127	23
306		276	0.1993	32
307		60	0.2000	07
309		402	0.2436	98
320		252	0.2459	62
322		421	0.3895	100
Total:		1615		322

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

For & on behalf of
Munish Kumar Agarwala & others (MUF)
Karta

TIRUMALA REALCON PVT. LTD.

Director

TIRUMALA REALCON PVT. LTD.

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory



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 within named VENDOR at Bagdogra in the presence of:

- Jadugopal Paul.
S/o Late J.C. Paul.
167A H.C. Road.
Siliguri - 734001
- Nabin Basu.
S/o S.N. Basu
Khalpara, Naxalbari
Darjeeling.

SIGNED SEALED AND DELIVERED by the within named PURCHASER at Bagdogra in the presence of:

- Jadugopal Paul.
S/o Late J.C. Paul.
167A H.C. Road
Siliguri - 734001
- Nabin Basu.
S/o S.N. Basu.
Khalpara, Naxalbari
Darjeeling.

SIGNED SEALED AND DELIVERED by the within named CONFIRMING PARTIES at Bagdogra in the presence of:

- Jadugopal Paul.
S/o Late J.C. Paul.
167A H.C. Road.
Siliguri - 734001
- Nabin Basu.
S/o S.N. Basu.
Khalpara, Naxalbari
Darjeeling.

Drafted By:
Rajas Banna,
Advocate, High Court, Calcutta
Enrolment NO WB/921/1993

For & on behalf of
Manish Kumar Agarwala & others (HUF)
[Signature]
Karta

(SURESH KUMAR AGARWAL)
as Karta of M/S MANISH KUMAR
AGARWAL & ORS. (HUF)

(PAN AAC HM 9714 P)

SIGNATURE OF THE VENDOR

TIRUMALA REALCON PVT. LTD.

[Signature]

DIRECTOR

(PAN AADCT7159D)

SIGNATURE OF THE PURCHASER

[Signature]

1) (USHA DEVI AGARWAL)

[Signature]

2) (SURESH KUMAR AGARWAL) as lawful
constituted attorney of Smt. Ritika Agarwal.

SIGNATURE OF THE CONFIRMING
PARTIES

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory



RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the within named Purchaser the within mentioned 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	110360	02.05.2011	State Bank of India Calcutta	Manish Kumar Agarwala & Others (HUF).	55,00,000
2	RTGS UTR Code LAVBH11116000559	26.04.2011	The Lakshmi Vilas Bank Ltd.	Manish Kumar Agarwala & Others (HUF).	25,00,000
				Total Rs.	80,00,000

(Rupees Eighty Lacs) only.

WITNESSES:

1. *Jadugopal Paul.*
S/o Late J.C. Paul.
167A H.C. Road -
Siliguri - 734001
2. *Nabin Basu.*
S/o S.N. Basu.
B. Khalpala, Nimesa Bari,
Darjeeling.

For & on behalf of
Manish Kumar Agarwala & others (HUF)
Suresh Kumar Agarwal
Karta

(SURESH KUMAR AGARWAL)
as Karta of M/S MANISH KUMAR
AGARWAL & ORS. (HUF)

VENDOR

TIRUMALA REALCON PVT. LTD.

[Signature]
Director

Tirupati Assets Pvt. Ltd.

[Signature]
Director / Authorised Signatory

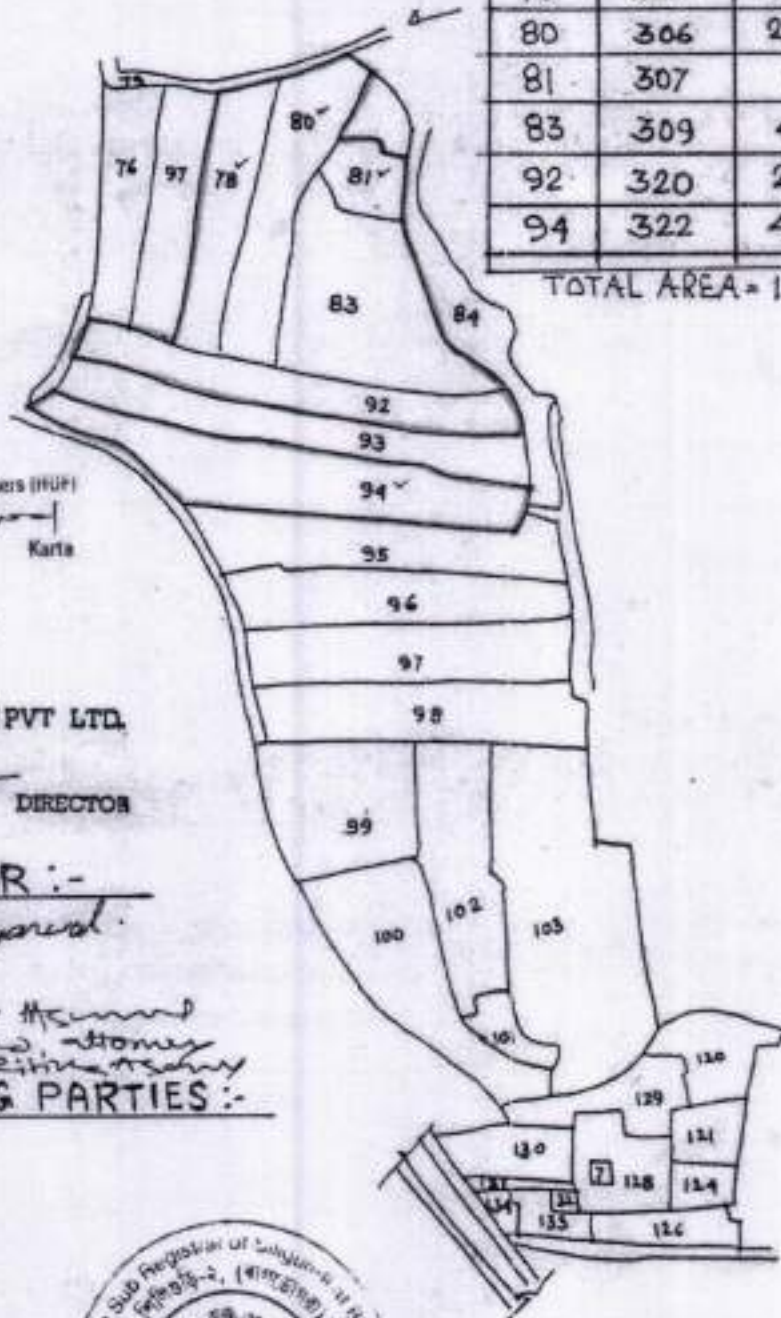
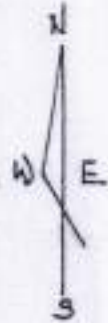


**SITE PLAN OF DAG NOS. 80, 81, 83, 92, 94, 78
AT MOUZA- BANIAKHARI JL NO-55 P.S. SILIGURI
DIST- DARJEELING**

AREA STATEMENT

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

TOTAL AREA = 1615



For & on behalf of
Manish Kumar Agarwala & others (HUF)

Manish Kumar Agarwala
Karta

VENDOR :-

TIRUMALA REALCON PVT LTD.

[Signature]
DIRECTOR

PURCHASER :-

(i) *[Signature]*

(ii) *[Signature]*
as constituted attorney
of *[Signature]*

CONFIRMING PARTIES :-

TIRUMALA REALCON PVT. LTD.
[Signature]
Director

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



REF: GIVEN SKETCH

S. K. ROY
12/2, OLD POST OFFICE ST, KOL-1
9830516944

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Suresh

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

Right Hand

Name SURESH KR. AGARWAL
Signature *Suresh*

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Left Hand

Govind

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

Right Hand

Name GOVIND GARSI
Signature *Govind*

--	--	--	--	--



Left Hand

Usha Devi Agarwal

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

Right Hand

Name USHA DEVI AGARWAL
Signature *Usha Devi Agarwal*

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Left 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

Right Hand

Name _____
Signature _____

TIRUMALA REALCON PVT. LTD.
[Signature]
Director

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





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

Endorsement For Deed Number : I - 03425 of 2011
(Serial No. 03145 of 2011)

On 03/05/2011

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

Presented for registration at 19.55 hrs on :03/05/2011, at the Private residence by Suresh Kumar Agarwal , one of the Executants.

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

Execution is admitted on 03/05/2011 by

1. Suresh Kumar Agarwal
Karta, Manish Kumar Agarwal & Others (Huf), Dr. Kalinath Road, Khalpara, Thana:-Siliguri,
District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri .
. By Profession : Business
2. Usha Devi Agarwal, wife of Sri Suresh Kumar Agarwal , Dr. Kalinath Road, Khalpara, , Thana:-Siliguri,
District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : House wife
3. Govind Garg
Director, Tirumala Realcon 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.

(Dhruba 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. 92543/-, on 04/05/2011

(Under Article : A(1) = 92543/- on 04/05/2011)

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.-8413839/-



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

04/05/2011 18:28:00

Endorsement Page 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 - 03425 of 2011
(Serial No. 03145 of 2011)

Certified that the required stamp duty of this document is Rs.- 504830 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 503830/- is paid, by the draft number 105335, 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)

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

TIRUMALA REALCON PVT. LTD.

[Signature]
Director



[Signature]

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

Tirupati Assets Pvt. Ltd.

[Signature]
Director / Authorised Signatory



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 2536 to 2553
being No 03425 for the year 2011.




TIRUMALA REALCON PVT. LTD.

Director


Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory




(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


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

18 JUL 2011