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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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9 pm.

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

Adm. District Sub-Registrar,  
Siliguri-III Dist. Durgam

06 OCT 2020

TIRUPATI ASSETS PVT. LTD

(Director / Authorized Signatory)

Bhagwati Investment Consultants Pvt. Ltd.

*Ashwini*  
Director

TIRUMALA REALCON PVT. LTD.

Director

### DEED OF EXCHANGE

THIS DEED OF EXCHANGE IS MADE ON THIS THE 30<sup>TH</sup> DAY OF SEPTEMBER 2020 (TWO THOUSAND TWENTY)

Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director/Authorized Signatory

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory

X. NO. 10282 Date 8.9.2020  
PURCHASER Tirupati Assets Pvt. Ltd.  
Full Address Kolkata  
Total Value 1000/-  
Stamp Purchased from JPG Treasury-1



**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No. 1 of 99-2000  
Add. DSR Office, Rajendrapuram

*JRS*

*[Signature]*  
6024

**TIRUPATI ASSETS PVT. LTD**  
*[Signature]*  
(Director / Authorised Signatory)

*[Signature]*  
6076

**TIRUPATI ASSETS PVT. LTD**  
*[Signature]*  
(Director / Authorised Signatory)

*Ashdang*  
6077  
**Bhagwati Investment Consultants Pvt. Ltd.**  
*Ashdang*  
Director

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

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



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

Dechenial Dec.  
Champaneri, Sh - 734003

Add. Director  
Signature Dept. of Stamp & Seal Printing

03 OCT 2020



BETWEEN

TIRUPATI ASSETS PVT. LTD

(Director/Authorised Signatory)

Bhagwati Investment Consultants Pvt. Ltd.

*Ashok Garg*  
Director

**TIRUPATI ASSETS PRIVATE LIMITED (PAN:- AACCT3993N)** a Private Limited Company incorporated under the Companies Act, 1956, bearing Certificate of Incorporation No. U45203WB2005PTC106490 Dated 06/12/2005, having its Registered Office at 51, Shakespeare Sarani, 2<sup>nd</sup> Floor, Kolkata-700017, P.O. Shakespeare Sarani, P.S. Beniapur represented by one of its Director **SHRI GOVIND GARG**, Son of Late Amilal Garg, by faith Hindu, resident of DA-113, Sector 1, Salt Lake City, P.O. Bidhannagar CC Block, P.S. Bidhannagar(N), Kolkata, North 24 Pargana-700064 --- hereinafter referred to as "the **FIRST PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **ONE PART.**

AND

**BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED (PAN:- AAECB0147Q)**, a Private Limited Company incorporated under the Companies Act, 1956, bearing Certificate of Incorporation No. U74140WB2010PTC142955 Dated 05/03/2010, having its Registered Office at 204, AJC Bose Road, AJC Tower, Unit 5A, 5<sup>th</sup> Floor, Kolkata-700017, P.O. Shakespeare Sarani, P.S. Beniapur, represented by one of its Director **SRI ASHOK GARG**, Son of Late Ram Prasad Garg alias Ram Prasad Agarwal, by faith Hindu, resident of CE-137, Sector-I, Salt Lake City, P.O. Bidhannagar CC Block, P.S. Bidhannagar(N), Kolkata, North 24 Pargana-700064 --- hereinafter referred to as "the **SECOND PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART:**

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

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory



**TIRUPATI ASSETS PVT. LTD**  
 Director / Authorised Signatory

Shagwati Investment Consultants Pvt. Ltd.  
 Director

**WHEREAS:**

A1. The First Party **TIRUPATI ASSETS PRIVATE LIMITED** is seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to **All Those** various pieces and parcels of land comprised in various Dags, recorded in various Khatians, in Mouza Baniakhari, J.L. No.055, Post Office & Police Station Matigara, District Darjeeling, West Bengal, Pin-734010, under Patharghata Gram Panchayat, Sub-Registration Office Bagdogra, details whereof are mentioned hereinbelow and fully described in the **First Schedule** hereunder written and hereinafter for the sake of brevity referred to as "**the First Party's Property**", absolutely and forever:

PLOT NO.		L.R. KHATIAN NO.	ROR OF LAND	AREA
R.S.	L.R.			
81	307	527	RUPNI	0.24 ACRE
83	309	527	RUPNI	1.60 ACRE
87	315	527	RUPNI	0.11 ACRE
88	316	527	RUPNI	0.97 ACRE
89	317	527	RUPNI	0.41 ACRE
		1271	RUPNI	0.58 ACRE
92	320	527	RUPNI	0.19 ACRE
94	322	527	RUPNI	1.64 ACRE
<b>TOTAL AREA</b>				<b>5.74 ACRE</b>

A2. The First Party **TIRUPATI ASSETS PRIVATE LIMITED** purchased / acquired the aforesaid Property along with other landed properties by 5 Deeds of Conveyance, details whereof are mentioned hereinbelow:

i) Purchased jointly from Balasu Oraon and Silo Oraon by Deed of Conveyance dated 18/06/2015 registered with the office of A.D.S.R. Siliguri - II at Bagdogra in Book no. I, Volume no. 0403-2015, pages from 1535 to 1562, being no. 040306524 for the year 2015, the following lands:

Sl. No	Dag No.		L.R. Khatian No.	Area
	R.S.	L.R.		
1	87	315	959	0.04 Acre
2	88	316	959	0.32 Acre
3	87	315	961	0.04 Acre
4	88	316	961	0.33 Acre
<b>Total</b>				<b>0.73 Acre</b>

Tirupati Assets Pvt. Ltd.  
 Director / Authorised Signatory

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



ii) Purchased from Gulfan Oraon by Deed of Conveyance dated 18/06/2015 registered with the office of A.D.S.R. Siliguri - II at Bagdogra in Book no. I, Volume no. 32, pages from 2972 to 2994, being no. 6413 for the year 2015, the following lands:

Sl. No	Dag No.		L.R. Khatian No.	Area
	R.S.	L.R.		
1	89	317	463	0.58 Acre
<b>Total</b>				<b>0.58 Acre</b>

iii) Purchased from Jiten Oraon by Deed of Conveyance dated 18/06/2015 registered with the office of A.D.S.R. Siliguri - II at Bagdogra in Book no. I, Volume no. 0403-2015, pages from 81611 to 81637, being no. 040310581 for the year 2015, the following lands:

Sl. No	Dag No.		L.R. Khatian No.	Area
	R.S.	L.R.		
1	87	315	462 & 956	0.03 Acre
2	88	316		0.32 Acre
3	89	317		0.41 Acre
<b>Total</b>				<b>0.76 Acre</b>

iv) Purchased from Ritika Agarwal by Deed of Conveyance dated 03/05/2011 registered with the office of A.D.S.R. Siliguri - II at Bagdogra in Book no. I, CD Volume no. 9, pages from 2427 to 2443, being no. 3419 for the year 2011, the following lands:

Sl. No	Dag No.		L.R. Khatian No.	Area
	R.S.	L.R.		
1	78	304	289	0.41 Acre
2	80	306		0.55 Acre
3	81	307		0.12 Acre
4	83	309		0.80 Acre
5	92	320		0.50 Acre
6	94	322		0.84 Acre
<b>Total</b>				<b>3.22 Acre</b>

v) Purchased from Mukesh Kumar Agarwal by Deed of Conveyance dated 03/05/2011 registered with the office of A.D.S.R. Siliguri - II at Bagdogra in Book no. I, CD Volume no. 9, pages from 2485 to 2501, being no. 3423 for the year 2011, the following lands:



TIRUPATI ASSETS PVT. LTD  
(Director / Authorised Signatory)

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Director

Sl. No	Dag No.		L.R. Khatian No.	Area
	R.S.	L.R.		
1	78	304	288	0.41Acre
2	80	306		0.55 Acre
3	81	307		0.12 Acre
4	83	309		0.80 Acre
5	92	320		0.50 Acre
6	94	322		0.79 Acre
7		408		0.05 Acre
Total				3.22 Acre

That the landed property acquired/Purchased by the First Party is duly mutated in its name and presently recorded in L.R. Khatian No. 527 & 1271 of Mouza-Baniakhari in the District of Darjeeling.

B1. The Second Party **BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED** is seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to **All Those** various pieces and parcels of land comprised in various Dags, recorded in various Khatians, in Mouza Baniakhari, J.L. No.055, Post Office & Police Station Matigara, District Darjeeling, West Bengal, Pin-734010, under Patharghata Gram Panchayat, Sub-Registration Office Bagdogra, details whereof are mentioned hereinbelow and fully described in the **Second Schedule** hereunder written and hereinafter for the sake of brevity collectively referred to as "the **Second Party's Property**", absolutely and forever:

PLOT NO.		L.R. KHATIAN NO.	ROR OF LAND	AREA
R.S.	L.R.			
74	298	1270	RUPNI	1.38 ACRE
75	301	1270	RUPNI	3.13 ACRE
93	321	1270	RUPNI	1.11 ACRE
TOTAL AREA				5.62 ACRE

B2. The Second Party **BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED** purchased / acquired the said aforesaid Property along with other landed properties by 3 Deeds of Conveyance, details whereof are mentioned hereinbelow:

i) Purchased jointly from Ram Kumar Goel by Deed of Conveyance dated 17/11/2015 registered with the office of A.D.S.R. Siliguri-II at Bagdogra in Book No. I Volume No. 0403-2015, Pages 84011 to 84034, Being No. 040310823 for the year 2015, the following lands:

Tirupati Assets Pvt. Ltd.  
Director/Authorized Signatory

TIRUMALA REALCON PVT. LTD.  
Director

Tirupati Assets Pvt. Ltd.  
Director / Authorised Signatory



TIRUPATI ASSETS PVT. LTD  
(Director / Authorised Signatory)

Bhagwati Investment Consultants Pvt. Ltd.  
Director

Sl. No	Dag No.		L.R. Khatian No.	Area
	R.S.	L.R.		
1	74	298	437	1.38 Acre
Total				1.38 Acre

ii) Purchased from Charwa Oraon alias Charoya Urao by Deed of Conveyance dated 20/06/2015 registered with the office of A.D.S.R. Siliguri-II at Bagdogra in Book No. I Volume No. 32, Pages 2233 to 2256, Being No. 6403 for the year 2015, the following lands:

Sl. No	Dag No.		L.R. Khatian No.	Area
	R.S.	L.R.		
1	82	308	1136	0.54 Acre
2	88	316		2.83 Acre
3	89	317		0.58 Acre
4	93	321		1.11 Acre
Total				5.06 Acre

iii) Purchased jointly from Mamta Agarwal, Yogesh Goel, Ram Kumar Goel & Nisith Kumar Agarwal by Deed of Conveyance dated 18/11/2015 registered with the office of A.D.S.R. Siliguri-II at Bagdogra in Book No. I Volume No. 0403-2015, Pages 83954 to 83981, Being No. 040310825 for the year 2015, the following lands:

Sl. No	Dag No.		L.R. Khatian No.	Area
	R.S.	L.R.		
1	75	301	438, 439, 440 & 441	3.13 Acre
Total				3.13 Acre

That the landed property acquired/Purchased by the Second Party is duly mutated in its name and presently recorded in L.R. Khatian No. 1270 of Mouza-Baniakhari in the District of Darjeeling.

C. The parties hereto have mutually decided and agreed to exchange their respective properties on "as is where is whatever there is basis".

D. Considering the locations advantages and disadvantages, both the **First Party's Property** and the **Second Party's Property** are valued at Rs. 14,99,52,000/-

Tirupati Assets Pvt. Ltd.  
Director/Authorized Signatory

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory



TIRUPATI ASSETS PVT. LTD

(Director / Authorised Signatory)

Bhagwati Investment Consultants Pvt. Ltd.

Director

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the conveyance by the Second Party in favour of the First Party as hereinafter contained, the **First Party do hereby grant convey transfer release assign and assure unto and to the Second Party on "as is where is whatever there is basis"** ALL THAT the **First Party's Property** described in the **First Schedule** hereunder written **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound bounded walls on all sides areas sewers drains ways paths passages driveways fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to First Party's Property 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 **AND 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 estate right title interest use trust property claim and demand whatsoever both at law or in equity of the First Party into out of or upon the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be **TO HAVE AND TO HOLD** the same unto and to the Second Party absolutely and forever free from all encumbrances mortgages charges leases liens lispendens attachments trusts prohibitions restrictions restrictive covenants claims demands acquisition requisition alignment and liabilities whatsoever or howsoever.

TIRUMALA REALCON PVT. LTD.

Director

**II. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the conveyance by the First Party in favour of the Second Party as hereinbefore contained, the **Second Party doth hereby grant convey transfer release assign and assure unto and to the First Party on "as is where is whatever there is basis"** ALL THAT the **Second Party's Property** described in the **Second Schedule** hereunder written **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound bounded walls on all sides areas sewers drains ways paths passages driveways fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to Second Party's Property belonging or in any way appertaining thereto or reputed or

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory



TIRUPATI ASSETS PVT. LTD

(Director / Authorised Signatory)

Bhagwati Investment Consultants Pvt. Ltd.

ASST

Director

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 **AND 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 estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Second Party into out of or upon the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be **TO HAVE AND TO HOLD** the same unto and to the First Party absolutely and forever free from all encumbrances mortgages charges leases liens lispens attachments trusts prohibitions restrictions restrictive covenants claims demands acquisition requisition alignment and liabilities whatsoever or howsoever.

**III. THE FIRST PARTY AND THE SECOND PARTY DO AND EACH OF THEM DO TH HEREBY COVENANT WITH EACH OTHER** (each of them covenanting for their respective properties hereby exchanged and for their own acts and deeds and all persons lawfully or equitably claiming through under or in trust for them or any of them respectively in relation thereto) as follows:-

i) **THAT** notwithstanding any act deed or thing whatsoever by them or any of them respectively done or omitted wilfully or knowingly suffered to the contrary the parties hereto have good right full power and absolute authority and indefeasible title to grant, convey, transfer, assign and assure their respective properties unto the other free from all encumbrances.

ii) **AND THAT** the parties shall be and remain free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by each other and effectually saved defended kept harmless and indemnified of from and against all and all manner of former and other estate right title interest liens lispens mortgages charges encumbrances leases tenancies restrictions restrictive covenants attachments uses debutters trusts claims and demands whatsoever created made done or occasioned or suffered by the parties or any of them or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for the parties, it being clarified that as regards title prior to the Parties acquiring the same, the exchange is on "as is where is whatever there is basis".

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory

Tirupati Assets Pvt. Ltd.

Director/Authorized Signatory



TIRUPATI ASSETS PVT. LTD  
(Director / Authorised Signatory)

Bhagwati Investment Consultants Pvt. Ltd.  
Director

iii) **AND THAT** the parties hereto and their and each of their respective successors or successors-in-office and assigns shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties respectively conveyed / exchanged as aforesaid and receive the rents issues and profits thereof in the manner aforesaid without any lawful eviction interruption claim or demand whatsoever from or by the other of them or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for them.

iv) **AND FURTHER THAT** they and all persons having or lawfully rightfully or equitably claiming any estate or interest in the properties hereby exchanged through under or in trust for them or any of them shall and will from time to time and at all times hereafter at the request and costs of the party requiring the same do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the respective properties exchanged aforesaid as shall or may be reasonably required.

**IV. THE FIRST PARTY AND THE SECOND PARTY DO AND EACH OF THEM DOTH HEREBY AGREE WITH AND ASSURE WITH EACH OTHER** (each of them covenanting for their respective properties hereby exchanged and for their own acts and deeds and all persons lawfully or equitably claiming through under or in trust for them or any of them respectively in relation thereto) the parties have agreed to take over all respective liabilities (including past and present) and shall be liable to pay and satisfy all Khajana taxes, impositions, levies and other outgoings (including interest, penalty etc., if any thereon) in respect of or relating to the respective properties hereby exchanged wholly and shall indemnify and keep saved harmless and indemnified each other for and against all losses damages costs claims demands and proceedings that may be suffered by the other Party because of non-payment or delay in payment thereof.

This Deed of Exchange is being executed and registered in two copies and both copies shall always be treated as Original, First Copy shall be handed over to First party as its Original Copy and Second Copy shall be handed over to Second Party as its Original Copy.

TIRUMALA REALCON PVT. LTD.  
Director

Tirupati Assets Pvt. Ltd.  
Director / Authorised Signatory



TIRUPATI ASSETS PVT. LTD

Director / Authorised Signatory

Bhagwati Investment Consultants Pvt. Ltd.

Director

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(First Party's Property – being conveyed to the Second Party hereof BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED)**

All Those various pieces and parcels of land comprised in various Dags, recorded in various Khatians, in Mouza Baniakhari, J.L. No.055, Post Office & Police Station Matigara, District Darjeeling, West Bengal, Pin-734010, under Patharghata Gram Panchayat, Sub-Registration Office Bagdogra, details whereof are mentioned hereinbelow:

PLOT NO.		L.R. KHATIAN NO.	ROR OF LAND	AREA
R.S.	L.R.			
81	307	527	RUPNI	0.24 ACRE
83	309	527	RUPNI	1.60 ACRE
87	315	527	RUPNI	0.11 ACRE
88	316	527	RUPNI	0.97 ACRE
89	317	527	RUPNI	0.41 ACRE
		1271	RUPNI	0.58 ACRE
92	320	527	RUPNI	0.19 ACRE
94	322	527	RUPNI	1.64 ACRE
TOTAL AREA				5.74 ACRE

**Area of L.R. Plot No. 307 hereby exchanged and conveyed is butted and bounded as follows and marked in colour blue:-**

- NORTH :- Part of L.R. Plot No. 307 of Nischintapur Tea Estate,  
SOUTH :- L.R. Plot No. 308,  
EAST :- L.R. Plot No. 310,  
WEST :- L.R. Plot No. 307 of Fine Book Private Limited,

**Area of L.R. Plot No. 309 hereby exchanged and conveyed is butted and bounded as follows and marked in colour blue:-**

- NORTH :- L.R. Plot No. 306 & 308,  
SOUTH :- Part of L.R. Plot No. 309 of Fine Book Private Limited,  
EAST :- L.R. Plot No. 310  
WEST :- L.R. Plot No. 306 of Fine Book Private Limited & L.R. Plot No. 309,

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

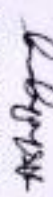
Director / Authorised Signatory



TIRUPATI ASSETS PVT. LTD

(Director / Authorised Signatory)

Bhagwati Investment Consultants Pvt. Ltd.

  
Director

**L.R. Plot No. 315 & 316 is butted and bounded as follows and marked in colour BLUE:-**

- NORTH :- L.R. Plot No. 315,  
SOUTH :- Part of L.R. Plot No. 310,  
EAST :- L.R. Plot No. 316,  
WEST :- L.R. Plot No. 310,

**L.R. Plot No. 317 is butted and bounded as follows and marked in colour BLUE:-**

- NORTH :- L.R. Plot No. 314,  
SOUTH :- L.R. Plot No. 314 & 318,  
EAST :- Part of L.R. Plot No. 314  
WEST :- L.R. Plot No. 317 of Second Party,

**L.R. Plot No. 320 is butted and bounded as follows and marked in colour BLUE:-**

- NORTH :- L.R. Plot No. 309,  
SOUTH :- L.R. Plot No. 321,  
EAST :- L.R. Plot No. 320 of Fine Book Pvt. Ltd.,  
WEST :- L.R. Plot No. 320 of Tirumala Realcon Pvt Ltd.

**Area of L.R. Plot No 322 hereby exchanged and conveyed is butted and bounded as follows and marked in colour BLUE:-**

- NORTH :- L.R. Plot No. 321 of Ashok Garg,  
SOUTH :- Boundary wall of Barsana,  
EAST :- L.R. Plot No. 323 & R.S. Plot No. 104,  
WEST :- L.R. Plot No. 322 (balance area of L.R. Plot No. 322 belonging to the First Party & Tirumala Realcon Pvt. Ltd.)

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory



TIRUPATI ASSETS PVT. LTD  
Director / Authorised Signatory

Bhagwati Investment Consultants Pvt. Ltd.  
Director

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Second Party's Property – being conveyed to the First Party hereof TIRUPATI ASSETS PRIVATE LIMITED)**

All Those various pieces and parcels of land comprised in various Dags, recorded in various Khatians, in Mouza Baniakhari, J.L. No.055, Post Office & Police Station Matigara, District Darjeeling, West Bengal, Pin-734010, under Patharghata Gram Panchayat, Sub-Registration Office Bagdogra, details whereof are mentioned hereinbelow:

PLOT NO.		L.R. KHATIAN NO.	ROR OF LAND	AREA
R.S.	L.R.			
74	298	1270	RUPNI	1.38 ACRE
75	301	1270	RUPNI	3.13 ACRE
93	321	1270	RUPNI	1.11 ACRE
TOTAL AREA				5.62 ACRE

**Area of L.R. Plot No 298 & 301 hereby exchanged and conveyed is butted and bounded as follows and marked in colour RED:-**

- NORTH :- L.R. Plot No. 301 & R.S. Plot No. 79, 174, 45,  
SOUTH :- L.R. Plot No. 296 & 297,  
EAST :- L.R. Plot No. 297, 302 & 305,  
WEST :- L.R. Plot No. 294, 295, 299 & 300,

**Area of L.R. Plot No 321 hereby exchanged and conveyed is butted and bounded as follows and marked in colour RED:-**

- NORTH :- L.R. Plot No. 320,  
SOUTH :- L.R. Plot No. 322,  
EAST :- L.R. Plot No. 321 of Ashok Garg transfer to Tirupati Assets Pvt Ltd,  
WEST :- L.R. Plot No. 321,

Tirupati Assets Pvt. Ltd.  
Director/Authorised Signatory

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

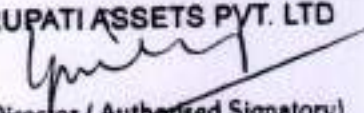


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the within mentioned **FIRST PARTY** at **Siliguri** in the presence of:

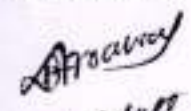
Debanish Das.  
S/o. Lt. Sanhar Lak Deo.  
Chompassri, Sly - 733003  
P.S. - Prokhamajor  
Dt. - Darjeeling.

TIRUPATI ASSETS PVT. LTD

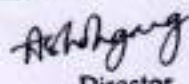
  
(Director / Authorised Signatory)

-----  
**FIRST PARTY**

SIGNED SEALED AND DELIVERED by the within mentioned **SECOND PARTY** at **Siliguri** in the presence of:


  
S/o late Debidas Agarwal.  
Ramkrishna Pally, Kalma Road  
Pudra Barahman - 713101  
(H.B.)

Bhagwati Investment Consultants Pvt. Ltd.

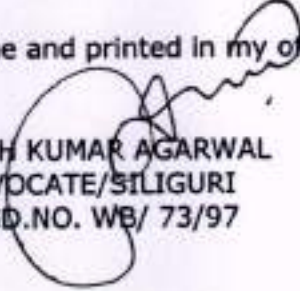
  
Director

-----  
**SECOND PARTY**

Tirupati Assets Pvt. Ltd.

  
Director/Authorised Signatory

Drafted by me and printed in my office,

  
RAJESH KUMAR AGARWAL  
ADVOCATE/SILIGURI  
REGD.NO. WB/ 73/97



*[Handwritten signature]*



*[Handwritten signature]*

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

TIRUMALA REALCON PVT. LTD.

*[Handwritten signature]*  
Director

Tirupati Assets Pvt. Ltd.

*[Handwritten signature]*  
Director / Authorized Signatory





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

স্বীকার্যক্রম নং / Enrollment No.: 1002/11587/00479

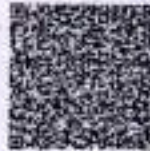
To  
Govind Garg  
পেদেব নর্দ  
DA-112, BLOCK-DA  
SALT LAKE CITY,  
SECTOR-1,  
Bishnagar (M),  
Bishnagar CC Block, North 24 Parganas  
West Bengal - 700064  
9830137727

18/11/2018



KH685682311FT

58558231



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3092 4972 4651**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



পেদেব নর্দ  
Govind Garg  
পিতা : পেদেব নর্দ  
Father : Anil Lal Garg

লিঙ্গ / Sex: 01/08/1962  
পুরুষ / Male

3092 4972 4651



আধার - সাধারণ মানুষের অধিকার

TIRUMALA REALCON PVT. LTD.

*[Signature]*  
Director

Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director / Authorized Signatory

Tirupati Assets Pvt. Ltd.

*[Signature]*

Director/Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



व्यक्ति की पहचान कार्ड  
Personal Account Number Card

ADNPG3834G



व्यक्ति का नाम  
PERSON'S NAME

पिता के नाम/पिता का नाम  
FATHER'S NAME

01/05/1962

हस्ताक्षर  
Signature



18000718

*[Handwritten Signature]*  
Tirupati Assets Pvt. Ltd.  
Director/Authorized Signatory  
TIRUMALA REALCON PVT. LTD.  
Director

Tirupati Assets Pvt. Ltd.  
Director / Authorized Signatory





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

Bhagwati Investment Consultants Pvt. Ltd.  
*[Signature]*  
Director

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

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

*[Signature]*



TIRUMALA REALCON PVT. LTD.

*[Signature]*  
Director

*Ashwini*

Spring banked from - Sunderram 7/10/2018  
10/12/2018  
*Ashwini*

*[Signature]*  
Director/Authorized Signatory

Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director / Authorized Signatory

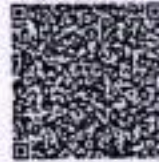




भारत सरकार  
GOVERNMENT OF INDIA



Ashok Garg  
DOB: 14/03/1967  
MALE



5581 8359 7139

আমার আধার, আমার পরিচয়



भारतीय विधिक पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address  
S/O Ramprasad Garg, CJ-169, SALT LAKE  
CITY, Bidhannagar(M), North 24  
Parganas,  
West Bengal - 700091

Generation Date: 10/07/2017

5581 8359 7139



1947 1800 309 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

*Ashok Garg*

TIRUMALA REALCON PVT. LTD.

*[Signature]*  
Director

Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director / Authorised Signatory

Purpose: *SP my bank loan - Sundaram Finance*  
Date: *10/12/2018*  
Signature: *Ashok Garg*

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

# FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



TIRUMALA REALCON PVT. LTD.  
Director

TIRUPATLASSETS PVT. LTD.

*[Signature]*  
~~Director/Authorized Signatory~~  
SIGN. WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Tirupati Assets Pvt. Ltd.  
Director / Authorized Signatory

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

Bhagwati Investment Consultants Pvt. Ltd.  
*[Signature]*  
Director

SIGN. WITH DATE





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 04032001178281/2020



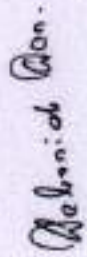
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri GOVIND GARG DA-113, Sector 1, Salt Lake City, P.O.- Bidhanagar, P.S.- Bidhannagar, District- North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Parties to Exchange [TIRUPATI ASSETS PRIVATE LIMITED ]			TIRUPATI ASSETS PVT. LTD Director / Authorised Signatory
2	Shri ASHOK GARG CE- 137, Sector-I, Salt Lake City, Kokata, P.O.- Bidhanagar, P.S.- Bidhannagar, District- North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Parties to Exchange [BHAGWA TI INVESTM ENT CONSULT ANTS PRIVATE LIMITED ]			Bhagwall Investment Consultants Pvt. Ltd. Director

TIRUMALA REALCON PVT. LTD.  
Director

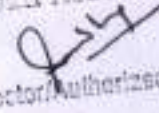
Tirupati Assets Pvt. Ltd.  
Director / Authorised Signatory

Tirupati Assets Pvt. Ltd.  
Director / Authorised Signatory

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri DEBASISH DAS Son of Sankar Lal Das Nischintapur Tea Estate, P.O.- Matigara, P.S.- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734010	Shri GOVIND GARG, Shri ASHOK GARG			

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

TIRUMALA REALCON PVT. LTD.  
  
 Director

Tirupati Assets Pvt. Ltd.  
  
 Director / Authorized Signatory

Tirupati Assets Pvt. Ltd.  
  
 Director / Authorized Signatory



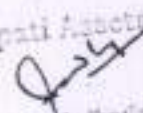
### Major Information of the Deed

Deed No :	I-0403-03544/2020	Date of Registration	06/10/2020
Query No / Year	0403-2001178281/2020	Office where deed is registered	
Query Date	22/09/2020 5:53:00 PM	0403-2001178281/2020	
Applicant Name, Address & Other Details	RAJESH KUMAR AGARWAL S.P. MUKHERJEE ROAD, KHALPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9734071122, Status : Advocate		
Transaction	Additional Transaction		
[0601] Exchange, Exchange			
Set Forth value	Market Value		
Rs. 14,99,52,000/-	Rs. 14,99,52,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 45,46,080/- (Article:31)	Rs. 7,57,680/- (Article:A(1))		
Remarks	M.V. of the property of Greatest Value Rs 7,57,68,000/-		

#### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baniakhar, JI No: 55, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-307 (RS :-)	LR-527	Rupni	Rupni	0.24 Acre	31,68,000/-	31,68,000/-	
L2	LR-309 (RS :-)	LR-527	Rupni	Rupni	1.6 Acre	2,11,20,000/-	2,11,20,000/-	
L3	LR-315 (RS :-)	LR-527	Rupni	Rupni	0.11 Acre	14,52,000/-	14,52,000/-	
L4	LR-316 (RS :-)	LR-527	Rupni	Rupni	0.97 Acre	1,28,04,000/-	1,28,04,000/-	
L5	LR-317 (RS :-)	LR-527	Rupni	Rupni	0.41 Acre	54,12,000/-	54,12,000/-	
L6	LR-317 (RS :-)	LR-1271	Rupni	Rupni	0.58 Acre	76,56,000/-	76,56,000/-	
L7	LR-322 (RS :-)	LR-527	Rupni	Rupni	1.64 Acre	2,16,48,000/-	2,16,48,000/-	
L8	LR-298 (RS :-)	LR-1270	Rupni	Rupni	1.38 Acre	1,82,16,000/-	1,82,16,000/-	
L9	LR-301 (RS :-)	LR-1270	Rupni	Rupni	3.13 Acre	4,13,16,000/-	4,13,16,000/-	
L10	LR-321 (RS :-)	LR-1270	Rupni	Rupni	1.11 Acre	1,46,52,000/-	1,46,52,000/-	
L11	LR-320 (RS :-)	LR-527	Rupni	Rupni	0.19 Acre	25,08,000/-	25,08,000/-	
		<b>TOTAL :</b>			<b>1136Dec</b>	<b>1499,52,000 /-</b>	<b>1499,52,000 /-</b>	
	<b>Grand Total :</b>				<b>1136Dec</b>	<b>1499,52,000 /-</b>	<b>1499,52,000 /-</b>	

Tirupati Assets Pvt. Ltd.  
  
 Director / Authorized Signatory

TIRUMALA REAL ESTATE PVT. LTD.

Tirupati Assets Pvt. Ltd.

Director

Director / Authorized Signatory



**Parties to Exchange Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TIRUPATI ASSETS PRIVATE LIMITED</b> 51, Shakespeare Sarani, 2nd Floor, Kolkata, P.O:- Shakespeare Sarani, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED</b> 204, AJC Bose Road, AJC Tower, Unit 5A, 5th Floor., P.O:- Shakespeare Sarani, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri GOVIND GARG</b> Son of Late Amilal Garg DA-113, Sector 1, Salt Lake City, P.O:- Bidhanagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Aadhaar No: 30xxxxxxxx4651 Status : Representative, Representative of : TIRUPATI ASSETS PRIVATE LIMITED (as DIRECTOR)
2	<b>Shri ASHOK GARG (Presentant )</b> Son of Late Ram Prasad Garg CE-137, Sector-I, Salt Lake City, Kokata, P.O:- Bidhanagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Aadhaar No: 55xxxxxxxx7139 Status : Representative, Representative of : BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri DEBASISH DAS</b> Son of Sankar Lal Das Nischintapur Tea Estate, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010			

Identifier Of Shri GOVIND GARG, Shri ASHOK GARG

**Share of Property After Exchange**

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area In(%)	Share In Market Value (in Rs.)
L1	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED	2	24 Dec	24 Dec	31,68,000/-
L2	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED	2	160 Dec	160 Dec	2,11,20,000/-

Tirupati Assets Pvt. Ltd.  
Director / Authorized Signatory

TIRUPATI REAL CON PVT. Director  
Tirupati Assets Pvt. Ltd. Director / Authorized Signatory



L3	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED	2	11 Dec	11 Dec	14,52,000/-
L4	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED	2	97 Dec	97 Dec	1,28,04,000/-
L5	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED	2	41 Dec	41 Dec	54,12,000/-
L6	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED	2	58 Dec	58 Dec	76,56,000/-
L7	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED	2	164 Dec	164 Dec	2,16,48,000/-
L8	TIRUPATI ASSETS PRIVATE LIMITED	1	138 Dec	138 Dec	1,82,16,000/-
L9	TIRUPATI ASSETS PRIVATE LIMITED	1	313 Dec	313 Dec	4,13,16,000/-
L10	TIRUPATI ASSETS PRIVATE LIMITED	1	111 Dec	111 Dec	1,46,52,000/-
L11	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED	2	19 Dec	19 Dec	25,08,000/-

### 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:- 307, LR Khatian No:- 527	Owner: তিরুপতী এসেটস প্রা:লিমিটেড, Gurdian: পক্ষে ডায়রেক্টর গোবিন্দ গঙ্গ, Address: নিজ , Classification: রুপনী, Area: 0.24000000 Acre.	TIRUPATI ASSETS PRIVATE LIMITED
L2	LR Plot No:- 309, LR Khatian No:- 527	Owner: তিরুপতী এসেটস প্রা:লিমিটেড, Gurdian: পক্ষে ডায়রেক্টর গোবিন্দ গঙ্গ, Address: নিজ , Classification: রুপনী, Area: 1.60000000 Acre.	TIRUPATI ASSETS PRIVATE LIMITED
L3	LR Plot No:- 315, LR Khatian No:- 527	Owner: তিরুপতী এসেটস প্রা:লিমিটেড, Gurdian: পক্ষে ডায়রেক্টর গোবিন্দ গঙ্গ, Address: নিজ , Classification: রুপনী, Area: 0.11000000 Acre.	TIRUPATI ASSETS PRIVATE LIMITED
L4	LR Plot No:- 316, LR Khatian No:- 527	Owner: তিরুপতী এসেটস প্রা:লিমিটেড, Gurdian: পক্ষে ডায়রেক্টর গোবিন্দ গঙ্গ, Address: নিজ , Classification: রুপনী, Area: 0.97000000 Acre.	TIRUPATI ASSETS PRIVATE LIMITED
L5	LR Plot No:- 317, LR Khatian No:- 527	Owner: তিরুপতী এসেটস প্রা:লিমিটেড, Gurdian: পক্ষে ডায়রেক্টর গোবিন্দ গঙ্গ, Address: নিজ , Classification: রুপনী, Area: 0.41000000 Acre.	TIRUPATI ASSETS PRIVATE LIMITED

Tirupati Assets Pvt. Ltd.

Director/Authorized Signatory

TIRUMALA REALCON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory



L6	LR Plot No:- 317, LR Khatian No:- 1271	Owner:TIRUPATI ASSET PVT LTD, Gurdian:DIRECTOR SRI GOVIN GAR, Address:COLLEGE STREET,PS-MUCHIPARA KOLKATA , Classification:রূপনী, Area:0.58000000 Acre,	TIRUPATI ASSETS PRIVATE LIMITED
L7	LR Plot No:- 322, LR Khatian No:- 527	Owner:তিরুপতী এসেটস প্রা:লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর, Address:মিজ , Classification:রূপনী, Area:1.64000000 Acre,	TIRUPATI ASSETS PRIVATE LIMITED
L8	LR Plot No:- 298, LR Khatian No:- 1270	Owner:ভগবতি ইনভেস্টমেন্ট কনসাল্ট্যান্ট প্রা পি, Gurdian:পক্ষে ডিরেক্টর মদন মোহ যোধান, Address:বিবেকানন্দ রোড বুরা বাজার কোলকাতা, Classification:রূপনী, Area:1.38000000 Acre,	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED
L9	LR Plot No:- 301, LR Khatian No:- 1270	Owner:ভগবতি ইনভেস্টমেন্ট কনসাল্ট্যান্ট প্রা পি, Gurdian:পক্ষে ডিরেক্টর মদন মোহ যোধান, Address:বিবেকানন্দ রোড বুরা বাজার কোলকাতা, Classification:রূপনী, Area:3.13000000 Acre,	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED
L10	LR Plot No:- 321, LR Khatian No:- 1270	Owner:ভগবতি ইনভেস্টমেন্ট কনসাল্ট্যান্ট প্রা পি, Gurdian:পক্ষে ডিরেক্টর মদন মোহ যোধান, Address:বিবেকানন্দ রোড বুরা বাজার কোলকাতা, Classification:রূপনী, Area:1.11000000 Acre,	BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED
L11	LR Plot No:- 320, LR Khatian No:- 527	Owner:তিরুপতী এসেটস প্রা:লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর, Address:মিজ , Classification:রূপনী, Area:1.00000000 Acre,	TIRUPATI ASSETS PRIVATE LIMITED

Tirupati Assets Pvt. Ltd.  
  
 Director/Authorized Signatory

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory

Director

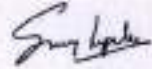
TIRUMALA REALCON PVT. LTD.



On 01-10-2020

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 14,99,52,000/- . MV of the property of Greatest Value Rs 7,57,68,000/-



Suraj Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

On 03-10-2020

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

Presented for registration at 21:00 hrs on 03-10-2020, at the Private residence by Shri ASHOK GARG ..

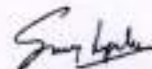
Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 03-10-2020 by Shri GOVIND GARG, DIRECTOR, TIRUPATI ASSETS PRIVATE LIMITED (Private Limited Company), 51, Shakespeare Sarani, 2nd Floor, Kolkata, P.O:- Shakespeare Sarani, P.S:- Beniapukur District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Shri DEBASISH DAS, . . Son of Sankar Lal Das, Nischintapur Tea Estate, P.O: Matigara, Thana: Matigara, Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by profession Others

Execution is admitted on 03-10-2020 by Shri ASHOK GARG, DIRECTOR, BHAGWATI INVESTMENT CONSULTANTS PRIVATE LIMITED (Private Limited Company), 204, AJC Bose Road, AJC Tower, Unit 5A, 5th Floor, P.O:- Shakespeare Sarani, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Shri DEBASISH DAS, . . Son of Sankar Lal Das, Nischintapur Tea Estate, P.O: Matigara, Thana: Matigara, Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by profession Others



Suraj Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

On 06-10-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

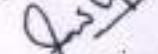
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,57,680/- ( A(1) = Rs 7,57,680/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,57,680/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 05/10/2020 9:10PM with Govt. Ref. No: 192020210105154181 on 05-10-2020, Amount Rs: 7,57,680/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 52955339 on 05-10-2020, Head of Account 0030-03-104-001-16

Tirupati Assets Pvt. Ltd.



Director/Authorised Signatory

TIRUPATI ASSETS PVT. LTD.  
Director / Authorised Signatory



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 45,46,080/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 45,45,080/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 10282, Amount: Rs.1,000/-, Date of Purchase: 08/09/2020, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2020 9:10PM with Govt. Ref. No: 192020210105154181 on 05-10-2020, Amount Rs: 45,45,080/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 52955339 on 05-10-2020, Head of Account 0030-02-103-003-02

**Suraj Lepcha**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

Tirupati Assets Pvt. Ltd.

Director/Authorized Signatory

TIRUMALA REG. CON PVT. LTD.

Director

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 87894 to 87924

being No 040303544 for the year 2020.



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

Digitally signed by SURAJ LEPCHA  
Date: 2020.10.09 13:49:48 +05:30  
Reason: Digital Signing of Deed.

*[Handwritten Signature]*

(Suraj Lepcha) 2020/10/09 01:49:48 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

TIRUMALA REALCON PVT. LTD.

Director  
*[Signature]*

Tirupati Assets Pvt. Ltd.

Director / Authorized Signatory  
*[Signature]*

(This document is digitally signed.)