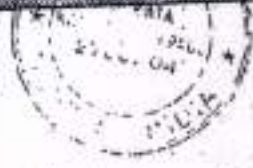


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L 3416 21-9-11



VISIT CARD NO 315/2011
पश्चिमबङ्गा 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]
MOOL DIST SUB-REGISTRAR
SILIGURI-II, AT BAGDOGRA DIST, DARJEELING

03-05-11
04 MAY 2011

*Suresh K. 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;

Tirupati Assets Pvt. Ltd.

Director/Authorised Signatory

Tirumala Realcon Pvt. Ltd.

Director

TESTED & ATTESTED
BY THE REGISTERED NOTARY
SILIGURI-II, AT BAGDOGRA DIST, DARJEELING
No. 1000/2011 (Siliguri-II) dated 04/05/2011

1 MAY 2011



and permanently residing at B-1804 RNA Royale Park, M.G. Road, Kandioli (West),
 Mumbai-400 067, represented by his constituted attorney **SRI SURESH KUMAR**
AGARWAL, son of Sri Moti Lal Agarwal, residing at Dr. Kalinath Road, Khajpara, P.O.
 & P.S. Siliguri, District-Darjeeling, appointed by a Registered Power-of-Attorney dated
 27.04.2011 Registered with the Sub-Registrar Borivoli No. 5, Mumbai, Suburban,
 District : Bandra, State of Maharashtra and recorded in Book No. IV being/Deed No.
 Baaar-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 : 10/100 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
 Kalyan Kumar Agarwal*

WHEREAS:

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

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 Banlakhari, 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
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 Mukta), (Smt.) Bharti Lama (alias Lachhari) and (Smt.)
 Sunishna Lama (alias Singh), as her only heirs heiresses and legal

TWO COPY ATTESTED

KALYAN KUMAR AGARWAL, NOTARY
 West Bengal, No. 2700/04
 Bankendia Complex, Kolkata-700 001
09 MAY 2011



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 1/5th equal undivided share therein;

- iii) That by a Registered Deed of Conveyance dated 28th December, 2002 and registered with the A.D.S.R., Sig-II at Bagdogra, Darjeeling in Book No.1 Volume No.19 Pages 201 to 210 Being No.1-755 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 1/5th share in the said Dags, absolutely and forever;
- iv) That the name of the Vendor is recorded as the owner / ralyat in the L.R.Records of Rights under L.R.Khatlan No.288 in the manner given hereinbelow:

*Swadesh Kumar Agarwal
As Constituted Attorney of
Smt. Mukesh K.S. Agarwal*

R.S/L.R. Dag No.	L.R. Khatlan No.	Total Area in Dag (In Satak)	Share	Area Recorded (In Satak)
304	288 (Previous Khatlan 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
Total:		1615		322

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 vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alligments 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

Tirumala Realcon Pvt. Ltd.
[Signature]
Director

TITLE COPY ATTESTED
[Signature]
KAMAL KUMAR PAUL, NOTARY
Reg. No. 2700/04
Bankshall Court, Kolkata-700 001

09 MAY 2011



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 otherwise arising under any law, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement

*Sri Muktam K. Aggarwal
As Constituted attorney of*

TRUE COPY ATTESTED

KAMAL KUMAR PAUL, NOTARY
Regn. No. 2700/04
Bankshall Court, Kolkata-700 001



of any Court or authority, (g) any right of way water right 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;

*Suresh Kumar Agasthi
Attorney
At the Constitution of
of Sri Mukesh Kumar Agasthi*

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 bargedars 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 of

Tirupati Assets Pvt. Ltd. Tirumala Realcon Pvt. Ltd.

[Signature]
Director/Authorised Signatory

[Signature]
Director

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[Signature]
KAMATA RAUL, NOTARY
No. 2700/04
Banking Court, Kolkata-700 001

09 MAY 2011



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 Raiyati 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 pattas 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 debentures tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

*Sworn by the Attorney
As Committed Attorney
of Sri Mukesh Chandra*

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-

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:

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

TRUE COPY ATTESTED
[Signature]
KAMAL KUMAR PAUL, NOTARY
No. 2700/04
Bansdiali Court, Kolkata-700 001

9 MAY 2018



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 lispensens 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.

(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 lispensens 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.

(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

As Witness the Attorney
As Constituted attorney
of Sri Murti Ram Agrawal

Tirupati Assets Pvt. Ltd.

Tirumala Realcon Pvt. Ltd.

Director/Authorised Signatory

Director

TRUE COPY ATTESTED

KAMAL KUMAR PAUL, NOTARY
Regd. No. 2700/04
Bankipoh Court, Kolkata-700 001

7 MAY 2011



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.

Suzoon Khatun Attorney of As. Committed Attorney of Sri Mukesh Kumar Agarwal

(vii) **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.

(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.

III. AND THE VENDOR DOETH 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 outgoing and impositions payable in

TRUE COPY ATTESTED
[Signature]
KANAKA KUMAR PAUL, NOTARY
No. 2700/04
Bankshall Court, Kolkata-700 001
- 09 MAY 2011



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;

THE SCHEDULE ABOVE REFERRED TO:
(said Property)

(All Those various pieces and parcels of agricultural land, being the undivided 1/5th 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 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	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
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.

Tirupati Assets Pvt. Ltd.

Director/Authorised Signatory

Tirumala Realcon Pvt. Ltd. TRUE COPY ATTESTED

Director

KAMAL KUMAR PAL, NOTARY
Regd. No. 2703/04
Bankers' Court, Kolkata-700 001

09 MAY 2011

*Suvedi Mr. Agarwal
As Constituted attorney
for Mukesh Kumar Agarwal*



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:

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

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

SIGNATURE OF THE VENDOR

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

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

Tinupati Assets Pvt. Ltd.
[Signature]
Director.

(PAN AADCT7159D)

SIGNATURE OF THE PURCHASER

Drafted By:

Rajiv Bhowra

Advocate,
High Court, Calcutta

12/05/2008

TRUE COPY ATTESTED

[Signature]
KAMAL KUMAR PAUL, NOTARY
Regn. No. 2700/04
Bankshalli Court, Kolkata-700 001

69 MAY 2008



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 LAVBH11119000196	29.04.2011	The Lakshmi Vilas Bank Ltd.	Mukesh Associates (HUF)	25,00,000
				Total Rs.	80,00,000

(Rupees Eighty Lacs) only

WITNESSES:

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

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

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory

Tirumala Realcon Pvt. Ltd.

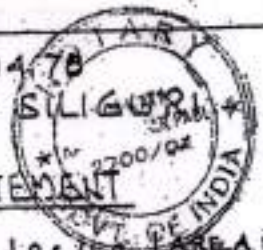
Director

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KAMAL KUMAR PAUL, NOTARY
Reg. No. 2700/04
Bankshall Court, Kolkata-700 001

09 MAY 2011

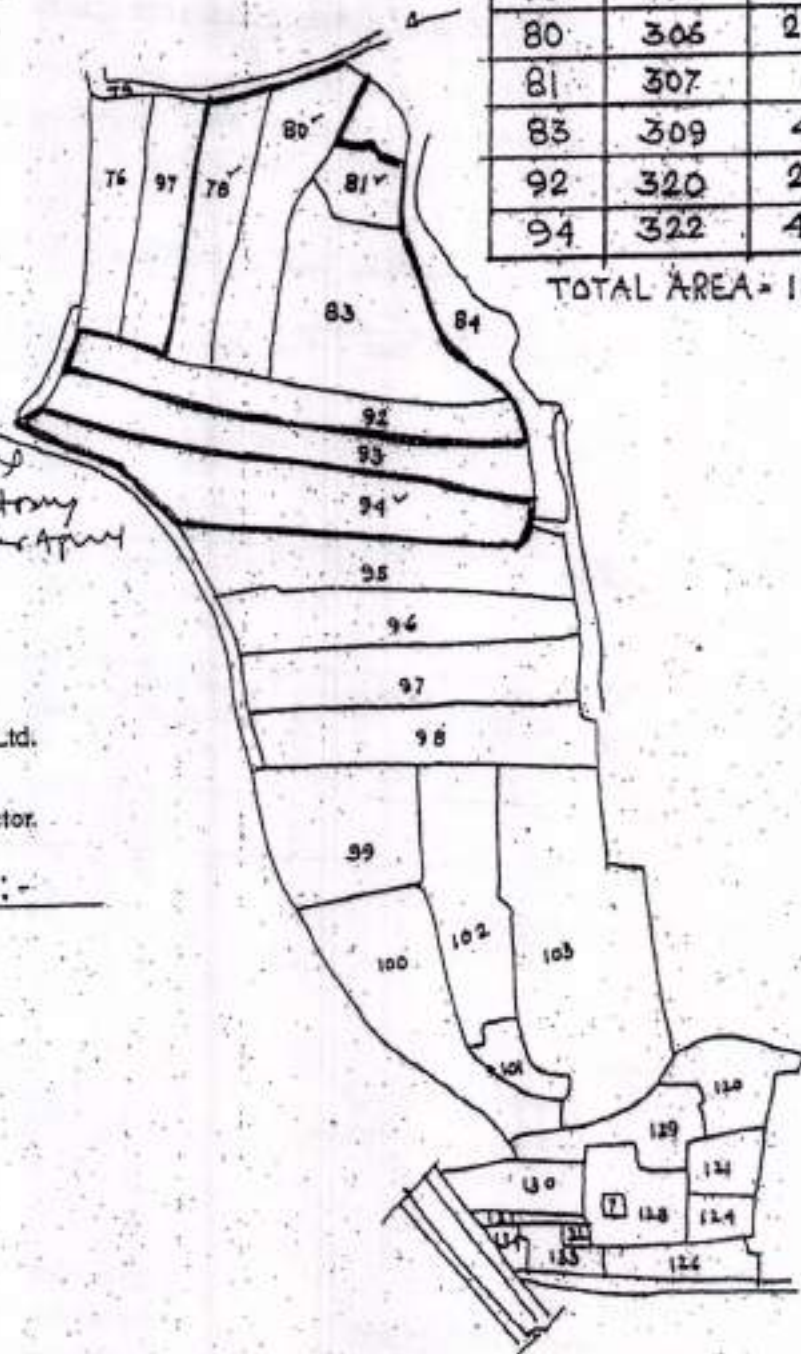
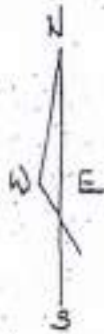
SITE PLAN OF DAG NOS 80, 81, 83, 92, 94, 78
 AT MOUZA - BANIAKHARI JL NO-55 P.S. SILIGUR
 DIST- DARJEELING



AREA STATEMENT

OLD DAG NO.	RS. PER DAG NO.	AREA IN CHAKA
78	304	204
80	306	276
81	307	60
83	309	402
92	320	252
94	322	421

TOTAL AREA = 1615



Chowdhury K. Agnew
 As Constituted attorney
 of Sri Mukteshwar Agnew

VENDOR :-

Tripathi Assets Pvt. Ltd.

[Signature]

Director.

PURCHASER :-

REF: GIVEN SKETCH

S. K. Roy
 12/2, OLD POST OFFICE ST, KOL-1.
 9830512944

TRUE COPY ATTESTED

[Signature]
 KAMAL KUMAR PAUL, NOTARY
 Regn. No. 2700/04
 Bankhall Court, Kolkata-700 001

9 MAY 2011

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand
 Name SURESH KUMAR
 Signature [Signature]

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]

Right Hand
 Name SURESH KUMAR
 Signature [Signature]

Left Hand
 Name GOVIND GARU
 Signature [Signature]

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]

Right Hand
 Name GOVIND GARU
 Signature [Signature]

Left Hand

Index Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Index Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Name _____
 Signature _____

Left Hand

Index Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Index Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

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

Tirumala Realcon Pvt. Ltd.
 Director [Signature]

Name _____
 Signature _____

TRUE COPY ATTESTED
 KAMAL KUMAR PAUL, NOTARY
 Regn. No. 2700/04
 Bahadurpur, KOTLA-700 001



Government Of West Bengal
Office Of the ADSR Silliguri-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

- 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 Attorneys:

Execution by

- Suresh Kumar Agarwal, son of Sri Moti Lal Agarwal, Dr. Kalinath 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.

(Dhruba Dasgupta)
A.D.S.R. Silliguri-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 1/ 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)

TRUE COPY ATTESTED

KAMAL KUMAR PAUL, NOTARY
Regn. No. 2700/04

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

03/05/2011 13:23:00

0.9 MAY 2011



Government Of West Bengal
Office Of the ADRS 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 Imprest 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)

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

TRUE COPY ATTESTED

KAMAL KUMAR PAUL, NOTARY
Regn. No. 2700/04
Bankshall Court, Kolkata-700 001

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

Tirupati Assets Pvt. Ltd.

Director / Authorised Signatory

Tirumala Realcon Pvt. Ltd.

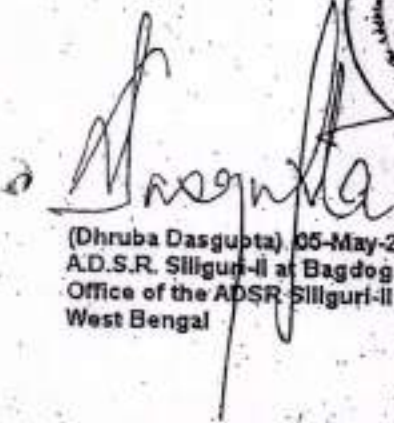
Director

09 MAY 2011

90

Certificate of Registration under section 60 and Rule 69.

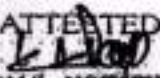
Registered in Book - I
CD Volume number 9
Page from 2485 to 2501
being No 03423 for the year 2011.



(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 ATTESTED


KAMAL KUMAR PAUL, NOTARY
Regn. No. 2700/04
Bankshall Court, Kolkata-700 001

09 MAY 2011