

श. 2621/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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H 995942

By
28/03/2023
Sh 761998
Memo.

Tulsa Trumala Housing LLP

Tulsa Trumala Housing LLP
 Pratikganga
 Director

Tulsa Trumala Assets Pvt. Ltd.

TIRUMALA REALCON PVT. LTD.

Tulsa Mercantile Pvt. Ltd
 Pratikganga
 Director

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 28th DAY OF MARCH, TWO THOUSAND TWENTY THREE

BETWEEN

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGIS. UNDER THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT AND THE PARTS OF THIS DOCUMENT.

Contd.....P/2

Addl. District Sub-Registrar,
 Sitiguri-II at Bagdogra

28 MAR 2023

NON JUDICIAL STAMP

Sl. No. 3696 Dated 23/03/23
Name Tulsa Tumulak Housing LLP
Of Siliguri
Value Rs. 5000/- (Rupees Five thousand only)



SANDHYA SAHA GOOK
GOVT STAMP ENDOR
SILIGURI COURT
LNo.-174RM OF 2019

H 88285



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28 MAR 2023

Tulsa Tirumala Housing LLP

Pratik Garg
Director

Tulsa Tirumala Housing LLP

[Signature]

Tirupati Assets Pvt. Ltd.

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TIRUMALA REALCON PVT. LTD.

[Signature]

Tulsa Mercantile Pvt. Ltd

Pratik Garg
Director

BETWEEN

M/S. TULSA TIRUMALA HOUSING LLP, [PAN NO. AAPFT9806J] a LLP Firm, having its office at 2nd Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, represented by its representatives namely **[1] SRI PRATIK GARG, [PAN NO. AEAPG7518M] [AADHAR NO. 972662531168]** Son of Sri Suresh Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Church Road, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling, **[2] SRI GOVIND GARG, [PAN NO. ADNPG3034G] [AADHAR NO. 309249724651]** Son of Late Ami Lal Garg, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of DA-113, Block DA, Sector-I, Salt Lake City, P.O. Bidhan Nagar, CC Block, P.S. Bidhan Nagar (North), Pin No. 700064, District North 24 Parganas (W.B.) - hereinafter called the **DEVELOPER/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to its partners, executors, representatives, directors, administrators and assigns) of the **ONE PART.**

A N D

[1] TIRUPATI ASSETS PRIVATE LIMITED, [PAN NO. AACCT3993N] a Private Limited Company registered under the Companies Act, 1956 bearing Certificate of Incorporation No. U45203WB2005PTC106490 Dated 06.12.2005, having its office at 51, Shakespeare Sarani, 2nd Floor, P.O. Shakespeare Sarani, P.S. Beniapukur, Kolkata - 700017, represented by its Director namely **SRI GOVIND GARG, [PAN NO. ADNPG3034G] [AADHAR NO. 309249724651]** Son of Late Ami Lal Garg, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of DA-113, Block DA, Sector-I, Salt Lake City, P.O. Bidhan Nagar, CC Block, P.S. Bidhan Nagar (North), Pin No. 700064, District North 24 Parganas (W.B.).

[2] TIRUMALA REALCON PRIVATE LIMITED, [PAN NO. AADCT7159D] a Private Limited Company registered under the Companies Act, 1956 bearing Certificate of Incorporation No. U45400WB2011PTC157326 Dated 14.01.2011, having its office at 51, Shakespeare Sarani, 2nd Floor, P.O. Shakespeare Sarani, P.S. Beniapukur, Kolkata - 700017, represented by its Director namely






SRI GOVIND GARG, [PAN NO. ADNPG3034G] [AADHAR NO. 309249724651] Son of Late Ami Lal Garg, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of DA-113, Sector-I, Salt Lake City, P.O. Bidhan Nagar, CC Block, P.S. Bidhan Nagar (North), Pin No. 700064, District North 24 Parganas (W.B.).

[3] TULSA MERCANTILE PRIVATE LIMITED, [PAN NO. AAAC8444J] bearing Certificate of Incorporation No. U51909WB1993PTC057701, previously known as BEELINE INFRASTRUCTURE PRIVATE LIMITED vide Order Dated 12.01.2022 of the National Company Law Tribunal, Kolkata Bench in CP (CAA) No. 113/KB/2021 and CA (CAA) No. 1161/KB/2020, a Private Limited company registered under the Companies Act, 1956, having its office at H.P. Apartment, Mahanandapara, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling, being represented by its Director namely **SRI PRATIK GARG, [PAN NO. AEAPG7518M] [AADHAR NO. 972662531168]** Son of Sri Suresh Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Church Road, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling (W.B.) - hereinafter collectively referred to as the **LAND OWNERS/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, directors, successors, legal representative, administrators and assigns) the **OTHER PART**.

A. WHEREAS the present Land Owner No. 1 hereof namely Tirupati Assets Private Limited, a Private Limited Company, represented by one of its Director namely Sri Govind Garg, Son of Late A.L. Garg, purchased a plot of Land measuring 322 Decimals of 3.22 Acres, recorded in Old Khatian Nos. 16, corresponding to L.R. Khatian No. 289, appertaining to part of L.R. Plot Nos. 304, 306, 307, 309, 320 & 322, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, within the jurisdiction of P.S. Matigara (previously Siliguri), District Darjeeling, by virtue of a registered Deed of Sale being No. I-3419 for the year 2011 recorded in Book No. I CD Volume No. 9 Pages from 2427 to 2443 registered at the office of the Additional District Sub-Registrar Siliguri II at Bagdogra, executed by Smt. Ritika Agarwal, Daughter of Sri Suresh Kumar Agarwal & Wife of Sri Mukesh Kumar Agarwal.

Tulsa Mercantile Private Ltd

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Tulsa Mercantile Private Ltd

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Tirupati Assets Pvt. Ltd

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Tirupati Assets Pvt. Ltd

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Tulsa Mercantile Pvt. Ltd

[Handwritten signature]
Director

A N D

WHEREAS the present Land Owner No. 1 hereof namely Tirupati Assets Private Limited, a Private Limited Company, represented by one of its Director namely Sri Govind Garg, Son of Late A.L. Garg, purchased a plot of Land measuring 322 Decimals or 3.22 Acres, recorded in Old Khatian Nos. 16 & 28, corresponding to L.R. Khatian No. 288, appertaining to part of L.R. Plot Nos. 304, 306, 307, 309, 320, 322 & 408, situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, within the jurisdiction of P.S. Matigara (previously Siliguri), District Darjeeling, by virtue of a registered Deed of Sale being No. I-3423 for the year of 2011 recorded in Book No. I CD Volume No. 9 Pages from 2485 to 2501 registered at the office of the Additional District Sub-Registrar Siliguri II at Bagdogra, executed by Sri Mukesh Kumar Agarwal, Son of Sri Fakir Chand Agarwal.

A N D

WHEREAS the present Land Owner No. 1 hereof namely Tirupati Assets Private Limited, a Private Limited Company, represented by one of its Director namely Sri Govind Garg, Son of Late A.L. Garg, purchased a plot of Land measuring 58 Decimals or 0.58 Acres, recorded in L.R. Khatian No. 463, appertaining to part of L.R. Plot No. 317, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara (previously Siliguri), District Darjeeling, by virtue of a registered Deed of Sale being No. I-6413 for the year of 2015 recorded in Book No. I CD Volume No. 32 Pages from 2972 to 2994 registered at the office of the Additional District Sub-Registrar Bagdogra, executed by Gulfan Oraon, Son of Sri Balasu Oraon, after obtaining necessary permission from the Office of the Project Officer cum District Welfare Officer, Siliguri vide Memo No. 694/B.C.W.-Project, Dated 04.06.2015.

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Tulsa Mercantile LLP
Sri Govind Garg

Tulsa Mercantile LLP
Pratibha Garg

Tulsa Mercantile LLP
Sri Govind Garg

Tulsa Mercantile LLP
Sri Govind Garg

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Tulsa Mercantile Pvt. Ltd.
Pratibha Garg
Director

A N D

WHEREAS the present Land Owner No. 1 hereof namely Tirupati Assets Private Limited, a Private Limited Company, represented by one of its director namely Sri Govind Garg, Son of Late A.L. Garg, purchased a plot of Land measuring 73 Decimals or 0.73 Acres, recorded in L.R. Khatian No. 959 & 961, appertaining to part of L.R. Plot No. 315 & 316, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara (previously Siliguri), District Darjeeling, by virtue of a registered Deed of Sale being No. I-**6524** for the year of 2015 recorded in Book No. I CD Volume No. 403 Pages from 1535 to 1562 registered at the office of the Additional District Sub-Registrar Bagdogra, executed by (1) Balasu Oraon, Son of Sukhu Oraon, (2) Silo Oraon, Wife of Balasu Oraon, after obtaining necessary permission from the Office of the Project Officer cum District Welfare Officer, Siliguri vide Memo No. 702/B.C.W.-Project, Dated 08.06.2015.

A N D

WHEREAS the present Land owner No. 1 hereof namely Tirupati Assets Private Limited, a Private Limited Company, represented by one of its director namely Sri Govind Garg, Son of Late A.L. Garg, also purchased another plot of Land measuring 76 Decimals or 0.76 Acres, recorded in L.R. Khatian No. 462 & 956, appertaining to part of L.R. Plot Nos. 315, 316 & 317, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara (previously Siliguri), District Darjeeling, by virtue of a registered Deed of Sale being No. I-**10581** for the year 2015 recorded in Book No. I Volume No. 403 Pages from 81611 to 81637 registered at the office of Additional District Sub-Registrar Bagdogra, executed by Jiten Oraon, Son of Balasu Oraon, after obtaining necessary permission from the Office of the Project Officer cum District Welfare Officer, Siliguri vide Memo No. 694/B.C.W.-Project, Dated 04.06.2015.

A N D

Sri Govind Garg



Pratikeshwar



Pratikeshwar



Pratikeshwar

Director



Pratikeshwar

B. WHEREAS one Bhagwati Investment Consultants Private Limited, a Private Limited Company, represented by one of its Director namely Sri Madan Mohan Jodhani, Son of Late Dwarka Prasad Jodhani, purchased a plot of Land measuring 5.06 Acres, recorded in L.R. Khatian No. 1136, appertaining to part of R.S. Plot Nos. 82, 88, 89 & 93, corresponding to L.R. Plot Nos. 308, 316, 317 & 321, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara, District Darjeeling, by virtue of a registered Deed of Sale being No. I-6403 for the year 2015 recorded in Book No. I CD Volume No. 32 Pages from 2233 to 2256 registered at the office of Additional District Sub-Registrar Bagdogra, executed by Sri Charwa Oraon @ Charoya Urao, Son of Late Madroo Oraon @ Madaru Urao, after obtaining necessary permission from the Office of the Project Officer cum District Welfare Officer, Siliguri vide Memo No. 659/B.C.W.-Project, Dated 29.05.2015.

A N D

WHEREAS said Bhagwati Investment Consultants Private Limited, a Private Limited Company, represented by one of its Director namely Sri Madan Mohan Jodhani, Son of Late Dwarka Prasad Jodhani, purchased a plot of Land measuring 3.13 Acres, recorded in L.R. Khatian Nos. 438, 439, 440 & 441, appertaining to part of R.S. Plot No. 75, corresponding to L.R. Plot No. 301, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara, District Darjeeling, by virtue of a registered Deed of Sale being No. I-10825 for the year 2015 recorded in Book No. I Volume No. 403 Pages from 83954 to 83981 registered at the office of Additional District Sub-Registrar Bagdogra, executed by (1) Smt. Mamta Agarwala, Wife of Sri Nisith Agarwala, (2) Sri Jogesh Goyal @ Yogesh Goyal, Son of Sri Ram Kumar Goyal, (3) Sri Ram Kumar Goyal, Son of Late Balmukund Goyal, (4) Sri Nisith Kumar Agarwal, Son of Late Bhimraj Agarwal.

A N D

WHEREAS said Bhagwati Investment Consultants Private Limited, a Private Limited Company, represented by one of its Director namely Sri Madan Mohan Jodhani, Son of Late Dwarka Prasad Jodhani, also

Tulsa Mercantile LLP


P. Natheeging

Tirupati Assets Pvt. Ltd.


Sri Govind Garg


Sri Ashok Garg

Tulsa Mercantile Pvt. Ltd.


P. Natheeging
Director

Tulsa Mercantile LLP


Sri Govind Garg

purchased a plot of Land measuring 1.38 Acres or 138 Decimals, recorded in L.R. Khatian No. 437, appertaining to part of R.S. Plot No. 74, corresponding to L.R. Plot No. 298, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara, District Darjeeling, by virtue of a registered Deed of Sale being No. I-**10823** for the year 2015 recorded in Book No. I Volume No. 403 Pages from 84011 to 84034 registered at the office of Additional District Sub-Registrar Bagdogra, executed by Sri Ram Kumar Goyal, Son of Late Balmukund Goyal.

A N D

WHEREAS being owner in such possession aforesaid Tirupati Assets Private Limited, a Private Limited Company, represented by one of its Director namely Sri Govind Garg, Son of Late A.L. Garg & Bhagwati Investment Consultants Private Limited, a Private Limited Company, represented by one of its Director namely Sri Ashok Garg, Son of Late Ram Prasad Garg @ Ram Prasad Agarwal, executed a registered Deed of Exchange being I-**3544** for the year 2020 recorded in Book No. I Volume No. 403 Pages from 87894 to 87924 registered at the office of Additional District Sub-Registrar Bagdogra, whereby Bhagwati Investment Consultants Private Limited, a Private Limited Company, given their Land measuring 5.62 Acres, under R.S. Plot Nos. 74, 75 & 93, corresponding to L.R. Plot No. 298 (Area measuring 1.38 Acres), 301 (Area measuring 3.13 Acres) & 321 (Area measuring 1.11 Acres) to and in favour of Tirupati Assets Private Limited, a Private Limited Company, and said Tirupati Assets Private Limited, a Private Limited Company, given their Land measuring 5.74 Acres, under R.S. Plot No. 81, 83, 87, 88, 89, 92 & 94, corresponding to L.R. Plot No. 307 (Area measuring 0.24 Acres), 309 (Area measuring 1.60 Acres), 315 (Area measuring 0.11 Acres), 316 (Area measuring 0.97 Acres), 317 (Area measuring 0.99 Acres), 320 (Area measuring 0.19 Acres) & 322 (Area measuring 1.64 Acres) to and in favour of Bhagwati Investment Consultants Private Limited, a Private Limited Company.

A N D

Tulsa Tirumala Housing LLP

Tulsa Tirumala Housing LLP

Tirupati Assets Pvt. Ltd.

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Tirupati Assets Pvt. Ltd.

Tulsa Mercantile Pvt. Ltd

Director

WHEREAS by virtue of said Deed of Exchange being I-3544 for the year 2020 the present Land Owner No. 1 hereof namely Tirupati Assets Private Limited, a Private Limited Company, represented by one of its Director namely Sri Govind Garg, Son of Late A.L. Garg, acquired the Land measuring 5.62 Acres, under R.S. Plot Nos. 74, 75 & 93, corresponding to L.R. Plot Nos. 298 (Area measuring 1.38 Acres), 301 (Area measuring 3.13 Acres) & 321 (Area measuring 1.11 Acres), since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS being owner in such possession said Tirupati Assets Private Limited, a Private Limited Company, had mutated their name at the office of the B.L. & L.R.O. Matigara in respect of their said landed properties and therefore two separate new khatian had been issued in their favour vide L.R. Khatian No. 527 & 1519, since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

B. WHEREAS the present Land owner No. 2 hereof namely Tirumala Realcon Private Limited, a Private Limited Company, represented by one of its director namely Sri Govind Garg, Son of Late A.L. Garg, purchased a plot of Land measuring 322 Decimals or 3.22 Acres, recorded in Old Khatian No. 16, corresponding to L.R. Khatian No. 286, appertaining to part of L.R. Plot Nos. 304, 306, 307, 309, 320 & 322, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara, District Darjeeling, by virtue of a registered Deed of Sale being No. I-3422 for the year of 2011 recorded in Book No. I CD Volume No. 9 Pages from 2502 to 2518 registered at the office of the Additional District Sub-Registrar Siliguri II at Bagdogra, executed by Smt. Usha Devi Agarwal, Wife of Sri Sri Suresh Kumar Agarwal.

A N D



Tulsa



Tulsa




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Tulsa Mercantile Pvt. Ltd.



WHEREAS the present Land owner No. 2 hereof namely Tirumala Realcon Private Limited, a Private Limited Company, represented by one of its director namely Sri Govind Garg, Son of Late A.L. Garg, purchased a plot of Land measuring 327 Decimals or 3.27 Acres, recorded in Old Khatian No. 16, corresponding to L.R. Khatian No. 290, appertaining to part of L.R. Plot Nos. 304, 306, 307, 309, 320 & 322, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara, District Darjeeling, by virtue of a registered Deed of Sale being No. I-3424 for the year of 2011 recorded in Book No. I CD Volume No. 9 Pages from 2519 to 2535 registered at the office of the Additional District Sub-Registrar Siliguri II at Bagdogra, executed by Sri Suresh Kumar Agarwal, Son of Sri Moti Lal Agarwal.

A N D

WHEREAS the present Land owner No. 2 hereof namely Tirumala Realcon Private Limited, a Private Limited Company, represented by one of its director namely Sri Govind Garg, Son of Late A.L. Garg, purchased a plot of Land measuring 322 Decimals or 3.22 Acres, recorded in Old Khatian No. 16, corresponding to L.R. Khatian No. 287, appertaining to part of L.R. Plot Nos. 304, 306, 307, 309, 320 & 322, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara, District Darjeeling, by virtue of a registered Deed of Sale being No. I-3425 for the year of 2011 recorded in Book No. I CD Volume No. 9 Pages from 2536 to 2553 registered at the office of the Additional District Sub-Registrar Siliguri II at Bagdogra, executed by (1) Sri Manish Kumar Agarwal & Others HUF, represented by its karta namely Sri Suresh Kumar Agarwal, Son of Sri Moti Lal Agarwal, and the said deed was confirmed by (1) Smt. Usha Devi Agarwal, Wife of Sri Suresh Kumar Agarwal, (2) Smt. Ritika Agarwal, Daughter of Sri Suresh Kumar Agarwal & Wife of Sri Mukesh Kumar Agarwal, represented by and through their constituted attorney namely Sri Suresh Kumar Agarwal, Son of Sri Moti Lal Agarwal (by virtue of a registered General Power of Attorney being No. 11/3762/2011, Dated 27.04.2011 registered at the office of the Sub-Registrar Borivali No. 5, Mumbai, Suburban, District Bandra, Maharashtra).



Tirumala Housing LLP
Pratik Garg
Director

Tirumala Housing LLP
Pratik Garg
Director

Tirupati Assets Pvt. Ltd.
Saurav Garg
Director

TIRUMALA REALCON PVT. LTD.
Saurav Garg
Director

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Tulsa Mercantile Pvt. Ltd
Pratik Garg
Director

A N D

WHEREAS being owner in such possession said Tirumala Realcon Private Limited, a Private Limited Company, had mutated their name at the office of the B.L. & L.R.O. Matigara in respect of their said landed properties and therefore a new khatian had been issued in their favour vide L.R. Khatian No. 528, since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS being owner in such possession said (1) Tirupati Assets Private Limited, a Private Limited Company, represented by one of its Director namely Sri Saurav Garg, Son of Sri Govind Garg, (2) Tirumala Realcon Private Limited, a Private Limited Company, represented by one of its Director namely Sri Saurav Garg, Son of Sri Govind Garg, desirous to construct independent row houses, independent bungalows, residential buildings upon their Land measuring 921.77 Decimals therefore they had entered into two separate registered Deed of Development Agreement being Nos. (i) I-2266 for the year of 2021 recorded in Book No. I Volume No. 403 Pages from 66538 to 66576, (ii) I-2267 for the year of 2021 recorded in Book No. I Volume No. 403 Pages from 66497 to 66537 both was registered at the office of the Additional District Sub-Registrar at Bagdogra, with M/s Tulsa Tirumala Housing LLLP, a LLP Firm, represented by one of its partner namely Sri Pratik Garg, Son of Sri Suresh Kumar Agarwal.

A N D

WHEREAS being owner in such possession said (1) Tirupati Assets Private Limited, a Private Limited Company, represented by one of its Director namely Sri Govind Garg, Son of Late A.L. Garg, (2) Tirumala Realcon Private Limited, a Private Limited Company, represented by one of its Director namely Sri Govind Garg, Son of Late A.L. Garg, sold and transferred their Land measuring 460 Decimals out of their total Landed property, recorded in L.R. Khatian Nos. 527, 528 & 1519, appertaining to part of R.S. Plot No. 92, 93 & 94,

Pratik Garg

Govind Garg

Govind Garg

Pratik Garg
Director

corresponding to L.R. Plot Nos. 320, 321 & 322, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Within the jurisdiction of P.S. Matigara, District Darjeeling, to and in favour of the present Land owner No. 3 namely Beeline Infrastructure Private Limited, a Private Limited Company, now merged with Tulsa Mercantile Private Limited, represented by its director namely Sri Suresh Kumar Agarwal, Son of Late Ami Lal Agarwal, by virtue of a registered Deed of Sale being No. I-6715 for the year of 2022 recorded in Book No. I Volume No. 403 Pages from 147521 to 147549 registered at the office of the Additional District Sub-Registrar Bagdogra, and the said deed was confirmed by M/s Tulsa Tirumala Housing LLP, a LLP Firm, represented by one of its partner namely Sri Pratik Garg, Son of Sri Suresh Kumar Agarwal.

A N D

WHEREAS said Beeline Infrastructure Private Limited, a Private Limited Company now merged with Tulsa Mercantile Private Limited, bearing Certificate of Incorporation No. U51909WB1993PTC057701, vide Order Dated 12.01.2022 of the National Company Law Tribunal, Kolkata Bench in CP (CAA) No. 113/KB/2021 and CA (CAA) No. 1161/KB/2020. And thereafter they had mutated their name at the office of the B.L. & L.R.O. Matigara in respect of their said landed properties and therefore a new khatian had been issued in their favour vide L.R. Khatian No. 1705, since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS for maintaining further clarity in the affairs of the ongoing development the present Land Owners namely (1) Tirupati Assets Private Limited, represented by its director namely Sri Govind Garg, Son of Late Ami Lal Garg, (2) Tirumala Realcon Private Limited, a Private Limited Company, represented by one of its director namely Sri Govind Garg, Son of Late A.L. Garg, (3) Tulsa Mercantile Private Limited, previously known as Beeline Infrastructure Private Limited,

Tulsa Tirumala Housing LLP

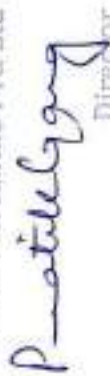

Pratik Garg

Tirupati Assets Pvt. Ltd.


Pratik Garg

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Tulsa Mercantile Pvt. Ltd


Pratik Garg
Director

Tulsa Tirumala Housing LLP


Pratik Garg

being represented by its authorized representative namely Sri Pratik Garg, Son of Sri Suresh Kumar Agarwal, along with the present developers namely M/s. Tulsa Tirumala Housing LLP, represented by one of its partners namely Sri Pratik Garg, Son of Sri Suresh Kumar Agarwal, decided to execute a fresh development agreement.

A N D

WHEREAS the owners of the land have decided to develop their Land measuring 577.40 Decimals out of which Land measuring 0.2290 Acre Under L.R. Plot No. 306 given by the present Land owner No. 1 hereof namely Tirupati Assets Private Limited, a Private Limited Company, which they had acquired by virtue of two separate Sale Deeds being Nos. I-3419 for the year of 2011 Deed of Sale being No. I-3423 for the year of 2011, Land measuring 2.588 Acre Under L.R. Plot Nos. 304 (Area measuring 0.53 Acre), 306 (Area measuring 0.87 Acre), 309 (Area measuring 1.185 Acre), given by the Present Land owner No. 2 hereof namely Tirumala Realcon Private Limited, a Private Limited Company, which they had acquired by virtue of three separate Sale Deeds being Nos. I-3422 for the year of 2011, I-3424 for the year of 2011 & I-3425 for the year of 2011, and Land measuring 296 Acre Under L.R. Plot Nos. 320, (Area measuring 0.76 Acre), 321 (Area measuring 0.69 Acre), & 322 (Area measuring 1.51 Acre) given by the Present Land owner No. 3 hereof namely Tulsa Mercantile Private Limited previously known as Beeline Infrastructure Private Limited, which they had acquired by virtue of a registered Sale Deeds being No. I-6715 for the year of 2022, by making Multi-storied Residential Building/s divided into different blocks as per the plan approved/sanctioned by the appropriate authority on the said "A" scheduled land.

AND WHEREAS now in order to continue the development work of the Land measuring 577.40 Decimals by way of constructing independent row houses, independent bungalows, residential buildings therein, the Second Party took a decision to that effect.

AND WHEREAS the First Party, who are running their business of land development and construction within the Siliguri and its vicinity, and being interested in doing the said Development, had approached

Tulsa Tirumala Housing LLP
[Signature]
Designated Partner

Tulsa Tirumala Housing LLP
[Signature]
Designated Partner

Tirumala Assets Pvt. Ltd.
[Signature]
Revenue

TIRUMALA ASSETS PVT. LTD.
[Signature]
Director

Tulsa Mercantile Pvt. Ltd.
[Signature]
Director

them to deliver the actual and physical possession of the said Land measuring 577.40 Decimals, more fully described in the schedule "A" herein below unto their favour to develop the same as per sanction plan/s, approved by the competent authority and also at the cost, to be borne by them on the land with its expertise knowledge, skill and performance and their motto of quality and timely construction and to that extent both the parties to overcome all sorts of future complications and misunderstanding have seceded to reduce into writing all their mutually agreed terms and condition upon which they have arrived at in a written format.

WHEREAS the Second Party further declares that the below scheduled land are not acquisitioned/requisitioned either by the Central Government or State Government and no part of the same is under alignment or have been vested in the Government and title of the property is remaining free from all encumbrances and the Landlords/Second Party have good marketable and indefeasible title to the same.

AND WHEREAS to avoid all ambiguity regarding the measuring of certain words and phrases used in the presents, are define as follows:-

- i. "Building/s" shall mean the R.C.C./ Brick Built, having independent row houses, independent bungalows, residential buildings to be constructed on the below "A" schedule plot of land, owned by the Second Party/Land Owners, according to the drawing, plans/specifications to be sanctioned by the appropriate authority and/or any other authority and constructed in conformity therewith.
- ii. "Architect/Engineer" shall mean person of firm appointed or nominated by the land-developer as Architect/Engineer for the supervising of the construction of the independent row houses, independent bungalows, and residential buildings.
- iii. "Building Plan/s" shall mean drawing plan/s and specification for the construction of the independent row houses, independent bungalows, residential buildings, on the plot of land described in

[Signature]

Tulsa Tirumala Housing LLP
Director

Tulsa Tirumala Housing LLP
Director

Tirupati Assets Pvt. Ltd.
Director

Tirupati Assets Pvt. Ltd.
Director

Tulsa Mercantile Pvt. Ltd
Director

below "A" schedule land, sanctioned by the appropriate authority and/or renewal of the same, caused to be made by the appropriate authority.

- iv. "Common area and facilities" shall mean items mentioned in Section 3(D) of the West Bengal Apartment Ownership Act, 1972.
- v. "Common expenses" shall mean the proportionate share of all grounds rent. Property maintenance charges and dues and outgoing paid by the Second Party/Land Owners and other purchasers/owners of the other constructed area of the buildings. All other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of their independent row houses, independent bungalows, residential buildings, as may be determined jointly by the owners and the other purchasers of the buildings.
- vi. "Transferee/Purchaser" shall mean purchasers to whom any flat/apartment and garage in the buildings may be transferred or sold for consideration.
- vii. "The said plot of land" shall mean all that piece or parcel of land particularly mentioned in the Schedule "A" below.

NOW THE AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES UNDER THE TERMS AND FOLLOWS:-

1. That the Second Party/Land Owners will all responsibility and assertion hereby declares that the piece of land, described in the schedule "A" below is free from all liens, charges and encumbrances whatsoever and its title is saleable and marketable one.
2. That as per mutual settlement in between the parties herein below arrived at the Second Party/Land Owners shall allow the

Tulsa Tirupathi Housing LLP



Tulsa Tirupathi Housing LLP



Tirupathi Assets Pvt. Ltd.



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Tirupathi Assets Pvt. Ltd.



Tulsa Mercantile Pvt. Ltd



First Party/Developer to construct independent row houses, independent bungalows, residential buildings, according to the sanction plans, on the below "A" schedule plot of land, now owned by the Second Party/Land Owners and for the purpose of construction, the Second Party shall hand over the actual, khas and physical possession of the below "A" schedule land to the first party immediately, after obtaining the plan/s for the proposed buildings from the concerned sanctioning authority and building shall be carried out at the cost, design and architectural performance of the first party only.

3. That before starting the construction of the below scheduled land, the Second Party/Land Owners shall also clear all pending Panchayat taxes, ground rent etc. in respect of the below "A" schedule property. After execution of this agreement and during the continuance of the construction of the proposed independent row houses, independent bungalows, residential buildings, if the Government, Semi-government institution or any private individual bringing any order of status quo by initiating/filing any suit in respect of any dispute or matter concerning the below "A" schedule land and/or for any acts of god, the construction is being delayed, in that event the period of such delay shall be excluded for completion of such constructions.
4. That during continuance of the construction, the Second Party shall not assign or transfer the construction-project, either wholly or in part to any developer, contractors or person without the consent of the First Party. Further, that the First Party shall not assign or transfer the construction-project, either wholly or in part to any one without the consent of the Second Parties.
5. That for the purpose of the smooth construction, the First Party shall have every liberty to have water, electricity or other amenities from the appropriate authority, provided that the First Party shall be responsible for the consumption charges of the facilities or amenities.

[Signature]
Registered Director

[Signature]
Director

[Signature]
Director

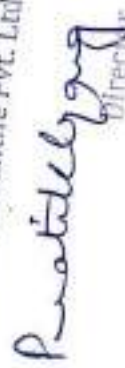
[Signature]
Director

[Signature]
Director

6. That for the smooth construction, the First Party shall have every liberty to appoint engineer, architect or supervisor for the constructional works of the land at its own cost.
7. That the parties hereof have entered into this agreement purely on principal to principal and nothing stated herein shall be deemed to be constructed as the joint venture or partnership of the parties.
8. That it is specifically mentioned here that soon with the execution of this agreement, the Second Party co-operate the First Party for the smooth construction of the building/s, for approval of the sanction plan by executing all necessary papers to that respect, as would be time to time required said independent row houses, independent bungalows, residential buildings along with proportionate undivided share in the Land measuring 577.40 Decimals, described in Schedule - "A" above.
9. That the Second Party/Owners agree and covenant with the First Party/Developer that the GST charges to the Owners' as Capital Gains or otherwise by virtue of this agreement against the Owners' Allocation shall be borne by the Second Party/Owners. In case the Second Party/Owners are unable to make the said payments due to paucity of funds, then the First Party / Developer shall make the said payments of the same on behalf of the Second Party/Owners and the same shall be reimbursed by the Second Party/Owners on or before completion of construction of the full project.
10. That the extra expenses like Electric Transformer installation cost, Club house, DG Set etc. realised from intending buyer/s will be used to cover these costs and not divisible as per agreed ratio of sale proceeds between the parties hereof.
11. That in case of death of any of the parties to this Agreement, the terms and conditions of this Agreement shall not be changed or any addition, modification or deletion as provided by law.
12. Word importing singular shall include plural and vice versa.

[Signature]



13. Word importing gender shall include all the other genders, i.e. masculine, feminine and neutral gender.

(OWNERS/SECOND PARTY ALLOCATION AND DEVELOPERS/FIRST PARTY ALLOCATION)

1. Details of allocations in consideration of developing the entire land, which shall be treated, constructed and considered as the allocation of the Land owner Nos. 1 & 2 namely Tirupati Assets Private Limited & Tirumala Realcon Private Limited, which are as follows :-

Sl. No.	Unit No.	Area (Built up Area of the Unit)
1.	A02	1812 Sq. Ft.
2.	A03	1812 Sq. Ft.
3.	A07	1812 Sq. Ft.
4.	A08	1812 Sq. Ft.
5.	A23	1812 Sq. Ft.
6.	B04	1812 Sq. Ft.
7.	B05	1812 Sq. Ft.
8.	B08	1812 Sq. Ft.
9.	B09	1812 Sq. Ft.
10.	B14	1812 Sq. Ft.
11.	B18	1812 Sq. Ft.
12.	B19	1812 Sq. Ft.
13.	C02	1812 Sq. Ft.
14.	C17	1812 Sq. Ft.
15.	C18	1812 Sq. Ft.
16.	C19	1812 Sq. Ft.
17.	C20	1812 Sq. Ft.
18.	D17	1812 Sq. Ft.
19.	D18	1812 Sq. Ft.
20.	E01	1812 Sq. Ft.
21.	E02	1812 Sq. Ft.


 Prathibha
 Director


 Prathibha
 Director


 Prathibha
 Director


 Prathibha
 Director


 Prathibha
 Director

22.	E18	1812 Sq. Ft.
23.	E19	1812 Sq. Ft.
24.	F17	1812 Sq. Ft.
25.	F18	1812 Sq. Ft.
26.	H02	1812 Sq. Ft.
27.	H03	1812 Sq. Ft.
28.	H04	1812 Sq. Ft.
29.	H13	1812 Sq. Ft.
30.	H14	1812 Sq. Ft.
31.	H15	1812 Sq. Ft.

2. Details of allocations in consideration of developing the entire land, which shall be treated, constructed and considered as the allocation of the Land owner No. 3 namely Tulsa Mercantile Private Limited, previously known as Beeline Infrastructure Private Limited, which are as follows :-

Sl. No.	Unit No.	Area (Built up Area of the Unit)
1	D02	1812 Sq. Ft.
2	D03	1812 Sq. Ft.
3	D04	1812 Sq. Ft.
4	D05	1812 Sq. Ft.
5	D13	1812 Sq. Ft.
6	D14	1812 Sq. Ft.
7	D15	1812 Sq. Ft.
8	D16	1812 Sq. Ft.
9	E03	1812 Sq. Ft.
10	E04	1812 Sq. Ft.
11	E05	1812 Sq. Ft.
12	E06	1812 Sq. Ft.
13	E07	1812 Sq. Ft.
14	E08	1812 Sq. Ft.
15	E13	1812 Sq. Ft.
16	E14	1812 Sq. Ft.

Tulsa Triumpha Housing LLP
[Signature]
Director

Tulsa Triumpha Housing LLP
[Signature]
Director

Tulsa Triumpha Housing LLP
[Signature]
Director

TULSA TRIUMPH HOUSING PVT. LTD.
[Signature]
Director

Tulsa Mercantile Pvt. Ltd
[Signature]
Director

17	E15	1812 Sq. Ft.
18	E16	1812 Sq. Ft.
19	E17	1812 Sq. Ft.
20	F01	1812 Sq. Ft.
21	F02	1812 Sq. Ft.
22	F03	1812 Sq. Ft.
23	F04	1812 Sq. Ft.
24	F05	1812 Sq. Ft.
25	F06	1812 Sq. Ft.
26	F07	1812 Sq. Ft.
27	F10	1812 Sq. Ft.
28	F12	1812 Sq. Ft.
29	F13	1812 Sq. Ft.
30	F14	1812 Sq. Ft.
31	F15	1812 Sq. Ft.
32	F16	1812 Sq. Ft.
33	G01	1812 Sq. Ft.
34	G02	1812 Sq. Ft.
35	G03	1812 Sq. Ft.
36	G04	1812 Sq. Ft.
37	G05	1812 Sq. Ft.
38	G06	1812 Sq. Ft.
39	G07	1812 Sq. Ft.
40	G08	1812 Sq. Ft.
41	G09	1812 Sq. Ft.
42	G10	1812 Sq. Ft.
43	G11	1812 Sq. Ft.
44	G12	1812 Sq. Ft.
45	G13	1812 Sq. Ft.
46	G14	1812 Sq. Ft.
47	H12	1812 Sq. Ft.

3. Details of allocations in consideration of developing the entire land, which shall be treated, constructed and considered as the

Tulsa Tirumala Housing LLP
Director

Tulsa Tirumala Housing LLP

P. Ratilal
Director

Tirupati Assets Pvt. Ltd.

[Signature]
Director

TIRUMALA HEALTHY PVT. LTD.

[Signature]
Director

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Tulsa Mercantile Pvt. Ltd

P. Ratilal
Director

allocation of the Developer namely M/s. Tulsa Tirumala Housing LLP, which are as follows :-

Sl. No.	Unit No.	Area (Built up Area of the Unit)
1	A01	1812 Sq. Ft.
2	A04	1812 Sq. Ft.
3	A05	1812 Sq. Ft.
4	A06	1812 Sq. Ft.
5	A09	1812 Sq. Ft.
6	A10	1812 Sq. Ft.
7	A11	1812 Sq. Ft.
8	A12	1812 Sq. Ft.
9	A13	1812 Sq. Ft.
10	A14	1812 Sq. Ft.
11	A15	1812 Sq. Ft.
12	A16	1812 Sq. Ft.
13	A17	1812 Sq. Ft.
14	A18	1812 Sq. Ft.
15	A19	1812 Sq. Ft.
16	A20	1812 Sq. Ft.
17	A21	1812 Sq. Ft.
18	A22	1812 Sq. Ft.
19	B01	1812 Sq. Ft.
20	B02	1812 Sq. Ft.
21	B03	1812 Sq. Ft.
22	B06	1812 Sq. Ft.
23	B07	1812 Sq. Ft.
24	B10	1812 Sq. Ft.
25	B11	1812 Sq. Ft.
26	B12	1812 Sq. Ft.
27	B13	1812 Sq. Ft.
28	B15	1812 Sq. Ft.
29	B16	1812 Sq. Ft.
30	B17	1812 Sq. Ft.
31	B20	1812 Sq. Ft.



Pratik Singh



Pratik Singh



Pratik Singh



Pratik Singh

32	B21	1812 Sq. Ft.
33	B22	1812 Sq. Ft.
34	C01	1812 Sq. Ft.
35	C03	1812 Sq. Ft.
36	C04	1812 Sq. Ft.
37	C05	1812 Sq. Ft.
38	C06	1812 Sq. Ft.
39	C07	1812 Sq. Ft.
40	C08	1812 Sq. Ft.
41	C09	1812 Sq. Ft.
42	C10	1812 Sq. Ft.
43	C11	1812 Sq. Ft.
44	C12	1812 Sq. Ft.
45	C13	1812 Sq. Ft.
46	C14	1812 Sq. Ft.
47	C15	1812 Sq. Ft.
48	C16	1812 Sq. Ft.
49	C21	1812 Sq. Ft.
50	D01	1812 Sq. Ft.
51	D06	1812 Sq. Ft.
52	D07	1812 Sq. Ft.
53	D08	1812 Sq. Ft.
54	D09	1812 Sq. Ft.
55	D10	1812 Sq. Ft.
56	D11	1812 Sq. Ft.
57	D12	1812 Sq. Ft.
58	D19	1812 Sq. Ft.
59	D20	1812 Sq. Ft.
60	E09	1812 Sq. Ft.
61	E10	1812 Sq. Ft.
62	E11	1812 Sq. Ft.
63	E12	1812 Sq. Ft.
64	F08	1812 Sq. Ft.
65	F09	1812 Sq. Ft.
66	F11	1812 Sq. Ft.



67	H01	1812 Sq. Ft.
68	H05	1812 Sq. Ft.
69	H06	1812 Sq. Ft.
70	H07	1812 Sq. Ft.
71	H08	1812 Sq. Ft.
72	H09	1812 Sq. Ft.
73	H10	1812 Sq. Ft.
74	H11	1812 Sq. Ft.
75	H16	1812 Sq. Ft.
76	H17	1812 Sq. Ft.
77	Residential Block consisting of studio apartments at North Side of the Project	

N.B. It is hereby pertinent to mention that the GST cost, will be deducted accordingly from the both parties hereof, if applicable. It being clarified that if in case the Second Party/Owners are unable to make the said payments due to paucity of funds, then the First Party / Developer shall make the said payments of the same on behalf of the Second Party/Owners and the same shall be reimbursed by the Second Party/Owners on or before completion of construction of the full project.

(POWER OF ATTORNEY)

13.1 The Second Party/Land Owners shall sign, execute a register Development Power of Attorney in favour of First Party/Developer/or its nominee or nominees for:

- Compliance of the obligations on the part of the developer to be observed fulfilled and performed hereunder,
- The proper and uninterrupted exercise of implementing the rights and authorities granted or intended to grant to the developer hereunder (including those relating to entering into agreement to sale, construction works etc.).

Tulsa Tirumala Housing LLP

Pratibha
Director

Tirupati Assets Pvt. Ltd.

[Signature]
Director

TIRUMALA FINCOH PVT. LTD.

[Signature]
Director

Tulsa Mercantile Pvt. Ltd

Pratibha
Director

Tulsa Tirumala Housing LLP
[Signature]
Independent Practitioner

13.2 It is further understood that to facilitate the construction of the new building/s and/or buildings by the developer various matters and things not herein specified may be required to be borne by the developer and for which the developer may need authority of the Land Owners and various applications and other documents may be required to be signed or made by the Land Owners from time to time relating to which specific provisions may not have been mentioned herein and the Land Owners agrees to do at the cost and expenses of the developer all such acts, matters and things and execute such applications, papers and/or authorizations as may be required by the developer.

13.3 By the said Development Power of Attorney, the Second Party shall also empower the First Party to negotiate with the intending purchaser to sell and to sell, as aforesaid of different constructed area of the Developer's Allocation of the proposed building/s from those intending purchaser(s) by acknowledgement thereof. By virtue of the powers and authorities granted by the Land owners in pursuance hereof from time to time, the Developer shall not do any such acts, matters and things whereby the rights of the Owners hereunder or otherwise are affected and/or which go against the spirit of this agreement, it is expressly agreed that the Owners shall not be absolved for any of their obligations hereunder notwithstanding the power of authority being granted by it to the developer or its nominee or nominees in that regard.

13.4 The Land Owners agrees not to revoke the power of attorney granted by the Land Owners for the purpose and as herein contained during the subsistence of this agreement not prejudicial to the original contains of the agreement.

ARTICLE I - COMMON FACILITIES

14.1 The Developer shall pay and bear Gram -Panchayat taxes, Insurance premium and other statutory outgoing as would be levied by the Government or any statutory authority in respect of the said complex accruing as and from the date of handing over vacant possession by the owners to the Developer till date

[Signature]

Tulsa Tirumala Housing LLP
[Signature]
Designated Partner

Tulsa Tirumala Housing LLP
[Signature]
Design

Tirupati Assets Pvt. Ltd.
[Signature]
Director

TIRUMALA (SALCON) PVT. LTD.
[Signature]
Director

Tulsa Mercantile Pvt. Ltd.
[Signature]
Director

of the owners receiving the owner's allocation as stated herein in the new buildings and thereafter the developer and / or its nominee(s) or transferees shall bear such taxes, fees, etc in respect of the developers allocation only.

14.2 The Owners and the Developer shall punctually and regularly pay for their Taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners and the developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

ARTICLE II - COMMON RESTRICTIONS

15.1 The owners / developer shall not use or permit to use the any area in within the complex or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the complex.

15.2 The parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies and shall attend to, answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

ARTICLE III - OWNER'S OBLIGATIONS

16.1 The owners hereby agree and covenants with the Developer not to cause any interference or hindrance in the construction of the new building/s at the said premises by the Developer.

16.2 The owners hereby agree and covenants with the developer not to do any act or deed or thing whereby the developer may be prevented from executing Agreement to Sell, accept advance or

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Tulsa Tirumala Housing LLP
Designated Partner

Tulsa Tirumala Housing LLP
Pratik Garg
Designated Partner

Tirupati Assets Pvt. Ltd.
Director

TIRUMALA REALTY PVT. LTD.
Director

Tulsa Mercantile Pvt. Ltd.
Director

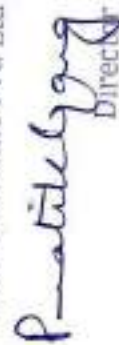
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part payment, execute Deed of Sale/conveyance in the complex pertaining to the Developer's Allocation.

- 16.3 The Owners hereby agree and covenants with the Developer not to let out, mortgage, and / or charge the said premises or any portion thereof without the consent in writing of the developer during the period of construction, it being clarified that the Owners are free and are at liberty to let out, mortgage, and / or create charge upon the Owner's Allocation without any interference or hindrance from the Developer
- 16.4 The Owners are authorized and empowered to negotiate, finalise, enter into agreement, sign and execute all agreements, deeds of conveyances and/or any other documents and receive consideration amount or any other payments directly from the customer in respect of their respective Owner's allocation, and the Developer consents to the same.
- 16.5 The Owners shall be obliged to execute and register General Power of Attorney or conveyances as required by the Developer in favor of the Developer and / or his nominees for transfer of Developer's Allocation and the Owner's will also sign with the Developer in respect of the Conveyance Deed of the Developer's Allocation. Simultaneously, the Developer shall be obliged to execute and register General Power of Attorney as required by the Land Owners' in favor of the Land Owners' and / or his nominees for the Developer joining in as a as Confirming Party in the Conveyance Deeds of the Land Owner's Allocation, if required by the Owners for their respective allocation.
- 16.6 The Owners agree that all the original title deeds, documents, khatians, khazana receipts and all other documents pertaining exclusively only to the land forming subject matter of these presents shall be kept in a bank locker at Siliguri. The parties mutually agree that the joint signatories of the said bank locker shall be SRI GOVIND GARG and SRI PRATIK GARG.







ARTICLE IV - DEVELOPER'S OBLIGATIONS

- 17.1 The developer shall construct such maximum area as can be constructed on the said land permissible under the building rules and regulations and bye-laws of appropriate authority in conformity with the sanctioned plan as aforesaid.
- 17.2 The developer hereby agrees and covenants with the owners not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and / or disposing of any of the owners allocation in the new building/s at the said premises , subject to the terms and conditions herein contained.
- 17.3 That cost of preparation and execution of all documentation / agreement(s), plan(s) in connection with construction of the building(s) along with legal and registration cost shall be borne by the developer.
- 17.4 That the developer shall construct the multistoried building/Row Housing/ Bungalows in good order and shall use standard quality of materials as may be specified by the Architect from time to time and such recommendation of the Architect shall be acceptable to the parties hereto.
- 17.5 That the developer shall be solely liable and responsible to look after, supervise, manage and -administer the progress and day to day work of construction of the proposed multistoried buildings.
- 17.6 That the developer shall solely be liable and responsible to settle all issues, disputes related to construction of buildings at its own cost. All the construction hazards including the workmen issues shall be settled by the Developer party at its own cost & expenses and in compliance with/ adherence to the extent law in regard to such matters.
- 17.7 The Developer shall obtain all statutory and mandatory licenses, registrations, sanctions, permissions, consent- etc. from the appropriate authority as applicable from time to time.

Tulsa Trumpet Housing LLP
Design Project Purposes

Tulsa Tirumala Housing LLP
Pratik Garg
Director

Tirupati Ameya Pvt. Ltd.
Pratik Garg
Director

TIRUMALA REALCON PVT LTD
Pratik Garg
Director

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Tulsa Mercantile Pvt. Ltd
Pratik Garg
Director

- 17.8 The Developer shall get itself registered under The Real Estate (Regulation and Development) Act, 2016 and/ or The West Bengal Housing Industry Regulation Act, 2017, as the case may be as and when the provisions of the said become applicable to the Developer. The Developer shall also operate a separate bank account for the project, as per compliance of RERA, which shall be operated by SRI PRATIK GARG.
- 17.9 The Developer shall abide by and comply with all Labour Laws in relation to employment and manpower, directly or indirectly, for construction of the building; all laws including bye-laws, rules & regulations, whether statutory, mandatory or local regarding construction of building/s on the owner's land and owners shall have no liability or responsibility whatsoever in this regard.
- 17.10 The Developer shall complete in all respects the construction of the building within the period of 3 (Three) Years from the date of approval of the Plan/s. Provided that, in exceptional circumstances or the circumstances beyond the human control or nature of acts or pandemic and consequential lock downs etc. the said time period for completion of construction shall be extended by mutual discussion between the parties. The essence is of completion of the project properly.

ARTICLE V - OWNER'S INDEMNITY

- 18.1 The owners hereby undertakes, assures and indemnify the developer that the owners shall not disturb or cause unnecessary interferences and shall render all its cooperation and assistances as and when required by the developer.
- 18.2 The owners hereby undertakes to keep the developer indemnified against all third party claims and actions against the land mentioned in Schedule A.
- 18.3 The Owners shall take responsibility and shall sort out any kind of land disputes in respects of title and position arises in future

Tulsa Tirumala Housing LLP
Designated Partner

Tulsa Tirumala Housing LLP
P. Ratilal
Designated Partner

Tirupati Assets Pvt. Ltd.
Director

TIRUMALA REALCON PVT. LTD.
DIRECTOR

Tulsa Mercantile Pvt. Ltd.
P. Ratilal
Director

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with their own cost. The developer has nothing to do in these presents.

ARTICLE VI - DEVELOPER'S INDEMNITY

- 19.1 The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any act of commission or omission or violation on the part of the developer arising out of or in connection with the construction of the said complex on the Scheduled land.
- 19.2 The Developer hereby undertakes to keep the owners indemnified against any claim and actions by RERA Department / necessary statutory authority or any customer claims arising out of any act of commission or omission or violation on the part of the developer arising out of or in connection with the construction of the said complex on the Scheduled land.

ARBITRATION

- 20.1 **DISPUTES TO BE SETTLED BY ARBITRATION:** any dispute, controversy or claims between the First Party/Developer and the Second Party/Land Owner arising out of relating to this Agreement of the breach, termination or invalidity thereof, including claims for damages losses and etc. shall be settled by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended upto date.
- 20.2 **COMPOSITION OF THE TRIBUNAL:** The arbitral tribunal shall be composed of three arbitrators, one to be appointed by the Developer, one to be appointed by the Owners and a third arbitrator to be appointed by the above named 2(two) arbitrators.
- 20.3 **PLACE OF ARBITRATION:** The place of arbitration shall be in Kolkata or Siliguri and any award made, whether interim or final, shall be deemed for all purposes between the Parties to be made in Kolkata or Siliguri.

[Handwritten signature]
Designated Director

Tulsa Tirumala Housing LLP

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Designated Director

Tirupati Assets Pvt. Ltd.

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Director

TIRUMALA REALCON PVT. LTD.

[Handwritten signature]
Director

Tulsa Mercantile Pvt. Ltd

[Handwritten signature]
Director

20.4 LANGUAGE AND APPLICABLE LAW: The arbitral proceeding shall be conducted in the English language and any award or awards shall be rendered in English. The procedural law of the arbitration shall be Indian law.

20.5 AWARD FINAL AND BINDING: The award of the arbitral tribunal shall be final and conclusive and binding upon the Parties and the Parties shall be entitled (but not obliged) to enforce the award. The Parties further agree (to the maximum extent possible and allowed to them) that such enforcement shall be subject to the provisions of the Arbitration and Conciliation Act, 1996.

20.6 SUMMARY PROCEEDINGS AND INTERIM AWARDS : The arbitrator shall have the right to proceeds summarily and to make interim awards.

SCHEDULE "A"
(DESCRIPTION OF THE LAND)

ALL THAT PIECE OR PARCEL of Bastu Land measuring 577.40 Decimals or 5.7740 Acre, recorded in L.R. Khatian Nos. 527, 528 & 1705, appertaining to part of R.S. Plot Nos. 78, 80, 83, 92, 93 & 94, corresponding to L.R. Plot No. 304, 306, 309 320, 321 & 322, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Under Gram Panchayet Area, Registry office at Additional District Sub-Registrar Bagdogra, Within the jurisdiction of P.S. Matigara, District Darjeeling, in the State of West Bengal.

The said total land is butted and bounded as follows: -

- North : 23 FT. Wide Metal Road;
- South : Land of L.R. Plot No. 323;
- East : Land of L.R. Plot Nos. 309, 320, 321 & 322;
- West : Road & Land of L.R. Plot Nos. 304, 320, 321 & 322.

[Handwritten signature]







Description of land Plot-khatian wise area details :-

Name	L.R. Khatian No.	L.R. Plot No.	Area in Acre
1. Tirupati Assets Private Limited.	527	306	0.2290 Acre
2. Tirumala Realcon Private Limited.	528	304	0.53 Acre
	528	306	0.87 Acre
	528	309	1.185 Acre
3. Tulsa Mercantile Private Limited previously known as Beeline Infrastructure Private Limited.	1705	320	0.76 Acre
	1705	321	0.69 Acre
	1705	322	1.51 Acre

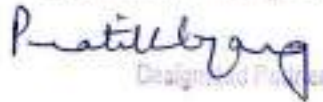
IN WITNESS WHEREOF, the parties of this agreement enter into this agreement in terms of the provision, contained in Article 5 of Schedule 1A of the Indian Stamp Act, 1899 as amended by Art. 5 (f) of the W.B. Finance Act 2012 (w.e.f. 01.04.2012) and the do hereby set and subscribe their hands on the day, month and year as mentioned above.

Tulsa Tirumala Housing LLP



Designated Partner

Tulsa Tirumala Housing LLP

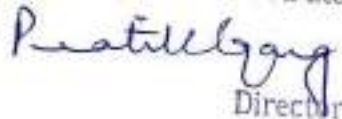


Designated Partner
WITNESSES:-

1. Ankit Agarwal
s/o Lalit & Tej Agarwal
Upper Bagdogra
Dajetting - 734014

2. Subhankar Ray
s/o - Sushil Ray
Rathkhola
Siliguri - 734056
Dist - Darjeeling

Tulsa Mercantile Pvt. Ltd



Director

Tirupati Assets Pvt. Ltd.



Director

TIRUMALA REALCON PVT. LTD.

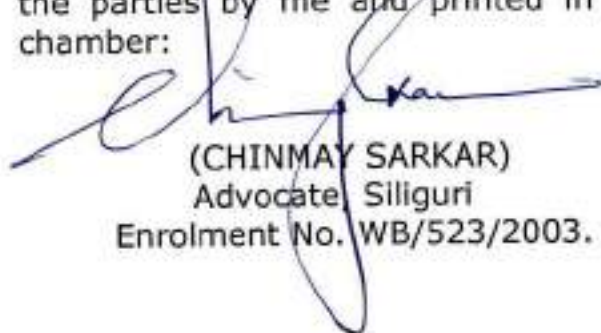


Director

Signature of the First Party/Developers.

Signature of the Second Party/Land Owners.

Drafted as per the instruction of the Executants, readover and explained to the parties by me and printed in my chamber:



(CHINMAY SARKAR)
Advocate, Siliguri
Enrolment No. WB/523/2003.

(EXECUTANTS SHEET)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

[Handwritten signature]

Tulsa Mercantile Pvt. Ltd.
[Handwritten signature]
(SIGNATURE)
Director

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

[Handwritten signature]







Tulsa Mercantile Pvt. Ltd.
[Handwritten signature]
(SIGNATURE)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

[Handwritten signature]

Tulsa Mercantile Pvt. Ltd.
[Handwritten signature]
(SIGNATURE)
Director

DEVELOPER SHEET


PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Tulsa Tirumala Housing LLP


Designated Signatory

SIGNATURE

DEVELOPER SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Tulsa Trustee Housing LLP



SIGNATURE

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Ankit Aggarwal

Signature of Identifier

Major Information of the Deed

Deed No :	I-0403-02495/2023	Date of Registration	28/03/2023
Query No / Year	0403-2000761998/2023	Office where deed is registered	
Query Date	21/03/2023 10:30:12 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	CHINMAY SARKAR HAKIMPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
		Rs. 13,71,90,240/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-306 (RS :-)	LR-527	Bastu	Bastu	0.229 Acre		54,41,040/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-304 (RS :-)	LR-528	Bastu	Bastu	0.53 Acre		1,25,92,800/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-306 (RS :-)	LR-528	Bastu	Bastu	0.87 Acre		2,06,71,200/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-309 (RS :-)	LR-528	Bastu	Bastu	1.185 Acre		2,81,55,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-320 (RS :-)	LR-1705	Bastu	Bastu	0.76 Acre		1,80,57,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-321 (RS :-)	LR-1705	Bastu	Bastu	0.89 Acre		1,63,94,400/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L7	LR-322 (RS :-)	LR-1705	Bastu	Bastu	1.51 Acre		3,58,77,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			577.4Dec	0 /-	1371,90,240 /-	
		Grand Total :			577.4Dec	0 /-	1371,90,240 /-	




Land Lord Details :



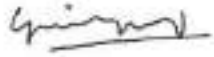





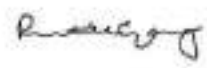



SI No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI ASSETS PRIVATE LIMITED 51, SHAKESPEARE SARANI, 2ND FLOOR, KOLKATA, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	TIRUMALA REALCON PRIVATE LIMITED 51, SHAKESPEARE SARANI, 2ND FLOOR, KOLKATA, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	TULSA MERCANTILE PRIVATE LIMITED H. P. APARTMENT, MAHANANDAPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TULSA TIRUMALA HOUSING LLP 2ND MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GOVIND GARG Son of Late AMI LAL GARG Date of Execution - 28/03/2023, , Admitted by: Self, Date of Admission: 28/03/2023, Place of Admission of Execution: Office	 Mar 28 2023 3:38PM	 LTI 28/03/2023	 28/03/2023
DA-113, SECTOR - I, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHAN NAGAR, P.S:-Bidhannagar District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4G, Aadhaar No: 30xxxxxxxx4651 Status : Representative, Representative of : TIRUPATI ASSETS PRIVATE LIMITED (as DIRECTOR)				

2	<p>Name</p> <p>Shri GOVIND GARG Son of Late AMIN LAL GARG Date of Execution - 28/03/2023, , Admitted by: Self, Date of Admission: 28/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 28 2023 2:39PM</p>	<p>Finger Print</p>  <p>LTI 28/03/2023</p>	<p>Signature</p>  <p>28/03/2023</p>
<p>DA-113, SECTOR-I, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHAN NAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4G, Aadhaar No: 30xxxxxxxx4651 Status : Representative, Representative of : TIRUMALA REALCON PRIVATE LIMITED (as DIRECTOR)</p>				
3	<p>Name</p> <p>Shri PRATIK GARG Son of Shri SURESH KUMAR AGARWAL Date of Execution - 28/03/2023, , Admitted by: Self, Date of Admission: 28/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 28 2023 2:39PM</p>	<p>Finger Print</p>  <p>LTI 28/03/2023</p>	<p>Signature</p>  <p>28/03/2023</p>
<p>CHURCH ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8M, Aadhaar No: 97xxxxxxxx1168 Status : Representative, Representative of : TULSA MERCANTILE PRIVATE LIMITED (as DIRECTOR)</p>				
4	<p>Name</p> <p>Shri PRATIK GARG Son of Shri SURESH KUMAR AGARWAL Date of Execution - 28/03/2023, , Admitted by: Self, Date of Admission: 28/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 28 2023 2:39PM</p>	<p>Finger Print</p>  <p>LTI 28/03/2023</p>	<p>Signature</p>  <p>28/03/2023</p>
<p>CHURCH ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8M, Aadhaar No: 97xxxxxxxx1168 Status : Representative, Representative of : TULSA TIRUMALA HOUSING LLP (as PARTNER)</p>				
5	<p>Name</p> <p>Shri GOVIND GARG (Presentant) Son of Late AMI LAL GARG Date of Execution - 28/03/2023, , Admitted by: Self, Date of Admission: 28/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 28 2023 2:43PM</p>	<p>Finger Print</p>  <p>LTI 28/03/2023</p>	<p>Signature</p>  <p>28/03/2023</p>
<p>113, SECTOR - I, SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHAN NAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4G, Aadhaar No: 30xxxxxxxx4651 Status : Representative, Representative of : TULSA TIRUMALA HOUSING LLP (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri ANKIT AGARWAL Son of LALIT KUMAR AGARWAL RABINDRA NAGAR, UTTAR BAGDOGRA, City:- Not Specified, P.O:- BAGDOGRA, P.S:-Naxalbari, District:- Darjeeling, West Bengal, India, PIN:- 734014			
	28/03/2023	28/03/2023	28/03/2023
Identifier Of Shri GOVIND GARG, Shri GOVIND GARG, Shri PRATIK GARG, Shri PRATIK GARG, Shri GOVIND GARG			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TIRUPATI ASSETS PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.229 Acre
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	TIRUMALA REALCON PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.53 Acre
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	TIRUMALA REALCON PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.87 Acre
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	TIRUMALA REALCON PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-1.185 Acre
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	TULSA MERCANTILE PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.76 Acre
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	TULSA MERCANTILE PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.69 Acre
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	TULSA MERCANTILE PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-1.51 Acre

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:- 306, LR Khatian No:- 527	Owner:ভিক্রপত্তী এসেটস প্রা:লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:0.29900000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 304, LR Khatian No:- 528	Owner:ভিক্রমাণা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:0.70050000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 308, LR Khatian No:- 528	Owner:ভিক্রমাণা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:0.97000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 309, LR Khatian No:- 528	Owner:ভিক্রমাণা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:1.19000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 320, LR Khatian No:- 1705	Owner:ভুলশা মরসনটাইল প্রাইভেট লিমিটেড, Gurdian:কম্পনি , Address:নিজ , Classification:রূপনী, Area:1.17150000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 321, LR Khatian No:- 1705	Owner:ভুলশা মরসনটাইল প্রাইভেট লিমিটেড, Gurdian:কম্পনি , Address:নিজ , Classification:রূপনী, Area:1.11000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 322, LR Khatian No:- 1705	Owner:ভুলশা মরসনটাইল প্রাইভেট লিমিটেড, Gurdian:কম্পনি , Address:নিজ , Classification:রূপনী, Area:2.31000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 28-03-2023

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:51 hrs on 28-03-2023, at the Office of the A.D.S.R. BAGDOGRA by Shri GOVIND GARG .

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 13,71,90,240/-

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

Execution is admitted on 28-03-2023 by Shri GOVIND GARG, PARTNER, TULSA TIRUMALA HOUSING LLP (LLP), 2ND MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Shri ANKIT AGARWAL, , Son of LALIT KUMAR AGARWAL, RABINDRA NAGAR, UTTAR BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Execution is admitted on 28-03-2023 by Shri GOVIND GARG, DIRECTOR, TIRUPATI ASSETS PRIVATE LIMITED (Private Limited Company), 51, SHAKESPEARE SARANI, 2ND FLOOR, KOLKATA, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Shri ANKIT AGARWAL, , Son of LALIT KUMAR AGARWAL, RABINDRA NAGAR, UTTAR BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Execution is admitted on 28-03-2023 by Shri GOVIND GARG, DIRECTOR, TIRUMALA REALCON PRIVATE LIMITED (Private Limited Company), 51, SHAKESPEARE SARANI, 2ND FLOOR, KOLKATA, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Shri ANKIT AGARWAL, , Son of LALIT KUMAR AGARWAL, RABINDRA NAGAR, UTTAR BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Execution is admitted on 28-03-2023 by Shri PRATIK GARG, DIRECTOR, TULSA MERCANTILE PRIVATE LIMITED (Private Limited Company), H. P. APARTMENT, MAHANANDAPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Shri ANKIT AGARWAL, , Son of LALIT KUMAR AGARWAL, RABINDRA NAGAR, UTTAR BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Execution is admitted on 28-03-2023 by Shri PRATIK GARG, PARTNER, TULSA TIRUMALA HOUSING LLP (LLP), 2ND MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Shri ANKIT AGARWAL, , Son of LALIT KUMAR AGARWAL, RABINDRA NAGAR, UTTAR BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2023 12:06PM with Govt. Ref. No: 192022230350440031 on 27-03-2023, Amount Rs: 7/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 98566910 on 27-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 3696, Amount: Rs.5,000.00/-, Date of Purchase: 23/03/2023, Vendor name: S S Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2023 12:06PM with Govt. Ref. No: 192022230350440031 on 27-03-2023, Amount Rs: 70,000/-, Bank: IICI Bank (ICIC0000006), Ref. No. 98566910 on 27-03-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2023, Page from 50125 to 50168

being No 040302495 for the year 2023.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2023.03.30 12:27:39 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/03/30 12:27:39 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

(This document is digitally signed.)
