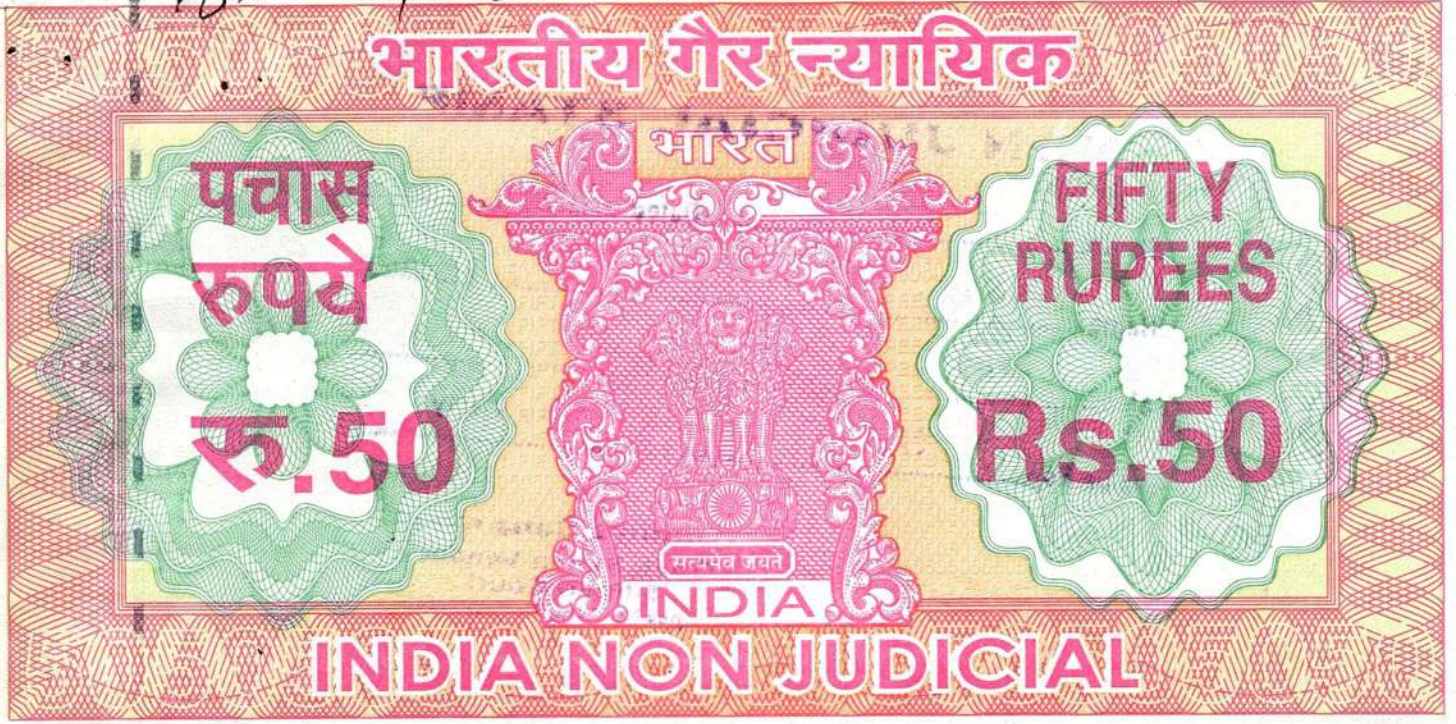


G. 2639/2023

I- 2513/2023



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AB 568544

Dr. 28/03/2023  
 28/03/2023  
 Tirupati Assets Pvt. Ltd.  
 Director

TIRUMALA REALCON PVT. LTD.  
 Director

Tulsa Mercantile Pvt. Ltd  
 Director

Tulsa Tirumala Housing LLP  
 Designated Partner

Tulsa Tirumala Housing LLP  
 Designated Partner

**DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 28<sup>th</sup> DAY OF MARCH, TWO THOUSAND TWENTY THREE

**BETWEEN**

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

Co. 1  
 Addl. District Sub-Registrar,  
 Singuri-II at Bagdogra

28 MAR 2023 2023

Contd.....P/2

*[Handwritten signature]*



**NON JUDICIAL STAMP**

Sl. No. ..... 3785 ..... Dated ..... 24/03/23 .....  
Name ..... TUSA Tibumala Housing LLP .....  
of ..... Singuri .....  
Value Rs. ..... 501 ..... (Rupees ..... Fifty only .....)

Indhya Saha Gosh  
Govt. Stamp Vendor  
Singuri Court  
nse No. 174/2018, dated 2018



28 MAR 2023

Tirupati Assets Pvt. Ltd.

Director

TIRUMALA REALCON PVT. LTD.

Director

Tulsa Mercantile Pvt. Ltd

Director

Tulsa Tirumala Housing LLP

Director

Tulsa Tirumala Housing LLP

Director

- 2 -

**KNOW ALL MEN BY THESE PRESENTS THAT We, [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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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.).

**[3] TULSA MERCANTILE PRIVATE LIMITED, [PAN NO. AAAPT8444J]** bearing Certificate of Incorporation No. U51909WB1993PTC057701, previously merged with BEELINE INFRASTRUCTURES PRIVATE LIMITED vide Order of the National Company Law Tribunal, Kolkata Bench in CP (CAA) No. 113/KB/2021 and CA (CAA) No. 1161/KB/2020, Dated 12.01.2022 a company registered under the Companies Act, 1956, having its office at Shanti Square, 2<sup>nd</sup> Mile Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, being represented by its authorized representative 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, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling (W.B.), collectively do hereby state as follows:

**WHEREAS** We are the owner of a piece of Bastu Vacant Land measuring 577.40 Decimals or 5.7740 Acre, recorded in L.R. Khatian



Tirupati Assets Pvt. Ltd.

  
Director

TIRUMALA HOUSING LLP

  
Director

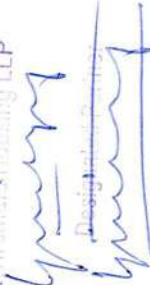
Tulsa Mercantile Pvt. Ltd

  
Director

Tulsa Tirumala Housing LLP

  
Director

Tulsa Tirumala Housing LLP

  
Director

- 3 -

Nos. 527, 528 & 1705, appertaining to part of L.R. Plot Nos. 304, 306, 309 320, 321 & 322, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Under Patharghata 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, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

**AND WHEREAS** We have decided to develop the said premises by constructing independent row houses, independent bungalows, residential buildings thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into a registered Development Agreement on 28.03.2023, being No. I-2495, registered in the office of the Additional District Sub-Registrar **Bagdogra**, with **M/S. TULSA TIRUMALA HOUSING LLP, [PAN NO. AAPFT9806J]** a LLP Firm, having its office at 2<sup>nd</sup> Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, represented by its representatives namely **[1] SRI PRATIK GARG**, Son of Sri Suresh Kumar Agarwal, resident of Church Road, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling, **[2] SRI GOVIND GARG**, Son of Late Ami Lal Garg, 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.) - for the Development/Construction of independent row houses, independent bungalows, residential buildings at the said premises at their own cost upon terms and conditions as mentioned therein.

**WHEREAS** in terms of the said agreement We have further agreed to confer certain necessary powers upon the partners of the said firm for facilitating the construction of the proposed independent row houses, independent bungalows, residential buildings at the said premises and to do the matters related and incidental thereto.

**NOW THEREFORE BY THESE PRESENTS We, [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, 2<sup>nd</sup> 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,



Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director

TIRUMALA REALCON PVT. LTD.

*[Signature]*  
Director

- 4 -

Tulsa Mercantile Pvt. Ltd

*[Signature]*  
Director

Tulsa Tirumala Housing LLP

*[Signature]*  
Designated Partner

Tulsa Tirumala Housing LLP

*[Signature]*  
Designated Partner

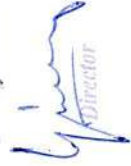
P.O. Bidhan Nagar, CC Block, P.S. Bidhan Nagar (North), Pin No. 700064, District North 24 Parganas (W.B.), [2] **TIRUMALA REALCON PRIVATE LIMITED, [PAN NO. AADCT7159D]** a Private Limited Company registered under the Companies Act, 1956 bearing Certificate of Incorporation No. U45400WB2011PTC157326 Dated 14.01.2011, having its office at 51, Shakespeare Sarani, 2<sup>nd</sup> 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.), [3] **TULSA MERCANTILE PRIVATE LIMITED, [PAN NO. AAAPT8444J]** bearing Certificate of Incorporation No. U51909WB1993PTC057701, previously merged with BEELINE INFRASTRUCTURES PRIVATE LIMITED vide Order of the National Company Law Tribunal, Kolkata Bench in CP (CAA) No. 113/KB/2021 and CA (CAA) No. 1161/KB/2020, Dated 12.01.2022 a company registered under the Companies Act, 1956, having its office at Shanti Square, 2<sup>nd</sup> Mile Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, being represented by its authorized representative 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, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling (W.B.), do hereby nominate, constitute and appoint [1] **SRI PRATIK GARG, [PAN NO. AEAPG7518M] [AADHAR NO. 972662531168]** Son of Sri Suresh Kumar Agarwal, [2] **SRI GOVIND GARG, [PAN NO. ADNPG3034G] [AADHAR NO. 309249724651]** Son of Late Ami Lal Garg, representatives of **M/S. TULSA TIRUMALA HOUSING LLP, [PAN NO. AAPFT9806J]** a LLP Firm, having its office at 2<sup>nd</sup> Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri - as our true and lawful attorney for us, in our name and on our behalf to inter alia, do and perform the following acts, deeds and things which appearing herein below. It is stated that both the representatives shall jointly to all acts, deeds, things appearing herein below :-

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed independent row houses, independent bungalows, residential buildings and construction on the below schedule property as per sanction

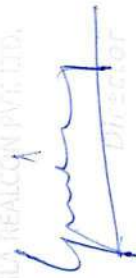
*[Signature]*



Tirupati Assets Pvt. Ltd.

  
Director

TIRUMALA REALCON PVT. LTD.

  
Director

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Tulsa Mercantile Pvt. Ltd

  
Director

Tulsa Tirumala Housing LLP

  
Designated Director

Tulsa Tirumala Housing LLP

  
Designated Director

plan/s, approved by the appropriate authority, and other sanctioning authorities.

2. To appear and to represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Panchayet Office, SJDA, Treasury, Registry and Sub Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Panchayet office and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any matter related to the developing and/or construction of the independent row houses, independent bungalows, residential buildings over the aforesaid below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in our name and on our behalf.
3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Matigara Panchayet Samity, Aviation Department, Fire Department and other government departments, bodies, agencies and thereafter obtain the respective consents, licenses, permissions, authorizations, certifications and approvals and after getting the building plan sanctioned shall start the construction works on the below scheduled land.
4. To pay all charges, fees as may be levied either by Panchayet Office, Siliguri Jalpaiguri Development Authority and other government department, bodies, agencies for getting the building plan/s sanctioned of the aforesaid below scheduled land.
5. To deposit Panchayet Taxes, Ground taxes, before the appropriate authority and concerned office in respect of our below described landed-property in our name and on our behalf.
6. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the Panchayet Authority



Tirumala Assets Pvt. Ltd.  
Director

TIRUMALA REALCON PVT. LTD.  
Director

- 6 -

Tulsa Mercantile Pvt. Ltd.  
Director

Tulsa Tirumala Housing LLP  
Designated Partner

Tulsa Tirumala Housing LLP  
Designated Partner

while sanctioning the plan/s and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of said proposed independent row houses, independent bungalows, residential buildings thereon.

7. To bear all costs for the purpose of the constructional work as per sanction plan/s on the below schedule land which will not be payable to the Attorney at any point of time by us or by our any legal heirs.
8. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer with respect to Developer's allocation fully described in schedule "B" below in the proposed independent row houses, independent bungalows, residential buildings at the said premises comprising the area covering the below "A" scheduled land as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney and in their absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
9. To receive any amount, either as baina/earnest money or the entire sale-consideration in respect of the Developer's allocation of proposed independent row houses, independent bungalows, residential buildings as per the aforesaid Development Agreement, according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the independent row houses, independent bungalows, residential buildings.
10. After completion of the construction works of proposed building/s, to apply for and obtain part occupancy/occupancy and completion certificate in respect of the new building/s or parts thereof from the planning authorities.
11. To handover the actual, physical land khas possession of Developer's Allocation of the proposed construction as per the Agreement to be raised on the below described land to those intending purchasers.



Tirupati Assets Pvt. Ltd.  
Director

TIRUMALA REALCON PVT. LTD.  
Director

Tulsa Mercantile Pvt. Ltd

Patillegang  
Director

Patillegang

Tulsa Transacting LLP  
Designated Partner  
Patillegang

- 7 -

12. To inspect any document, to enter into the agreement in relation to the Developer's Allocation, units with the intending Purchaser/s of the proposed building/s with respect to the below schedule property.
13. To execute and register from time to time Agreement for Sale, Lease or any other documents in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the Developer's Allocation and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.
14. To execute any Agreement for Sale, Deed of Conveyance or any transfer deed in our name and on our behalf in respect of the Developer's Allocation of the independent row houses, independent bungalows, residential buildings along with the proportionate share of the said premises (land as described herein below) and to present such Deed and any document in respect thereof at the concerned Sub-Registry Office and to complete the sale in all respects, including delivery of possession of the units thus sold as per the Development Agreement. Apart from the above clear stipulation, it has been clearly understood and noted that for the purpose of execution and registration of the proposed Deeds of Sale (Conveyance) in respect of Developer's Allocation or units of the proposed Multi-storied building/s, the signature of any of the Principals will not be required at any point of time and the signature of the Attorney Holder will suffice all purpose and respect.
15. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said independent row houses, independent bungalows, residential buildings construction and pay their remunerations etc.
16. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed buildings and make necessary payments /expenses thereof.
17. To deliver vacant possession for said independent row houses, independent bungalows, residential buildings in relation to the Developer's Allocation to the intending purchasers/transferees



Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director

TIRUMALA REALCON PVT. LTD.

*[Signature]*  
Director

Tulsa Mercantile Pvt. Ltd

*[Signature]*  
Director

*[Signature]*

Tulsa Tirumala Housing LLP

*[Signature]*  
Designated Member

- 8 -

after or before the completion of the required registered instruments/deeds for ourselves and on our behalf.

18. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the Developer's Allocation or units for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd. in the name of those intending Buyer(s)/ Purchasers as per the choice of the intending Buyer(s)/Purchasers.
19. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of Developer's Allocation as per aforesaid Development Agreement in our names.

**AND GENERALLY** for us and on our behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, and We hereby ratify and agree to ratify and confirm all acts whatsoever our said Attorney shall do or cause to be done by virtue of this Power of Attorney, shall be construed as acts done by us personally.

**SCHEDULE "A"**  
**LAND PROPOSED TO BE DEVELOPED**

**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 L.R. Plot Nos. 304, 306, 309 320, 321 & 322, Situated within Mouza Baniakhari, J.L. No. 55, Pargana Patharghata, Under Patharghata 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 : 40 Ft. Wide Metal Road & Land of L.R. Plot Nos. 304, 320, 321 & 322.

Description of land Plot-khatian wise area details :-

Name	L.R. Khatian No.	L.R. Plot No.	Area in Acre

*[Signature]*



Tirupati Assets Pvt. Ltd.

  
Director

TIRUMALA REALCON PVT. LTD.

  
DIRECTOR

Tulsa Mercantile Pvt. Ltd

  
Director

Tulsa Tirumala Housing LLP

  
Designated Partner

- 9 -

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 Infrastructures Private Limited.	1705	320	0.76 Acre
	1705	321	0.69 Acre
	1705	322	1.51 Acre

**SCHEDULE "B"**

(Our undivided share in the following properties to be sold/transferred)

Sl. No.	Unit Number	Area (Square feet)
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.



Tirupati Assets Pvt. Ltd.

  
Director

TIRUMALA REFRALCON PVT. LTD.

  
Director

Tulsa Mercantile Pvt. Ltd

  
Director

Tulsa Tirumala Housing LLP

  
Designated Partner

- 10 -

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.
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.

**IN WITNESSES WHEREOF**, the Principals/Executors of this indenture executes this Development Power of Attorney do hereby set and subscribe their hands, seals & signatures on this the day of 28th, March 2023.

**WITNESSES:-**

1. Ankit Agarwal  
S/o Kabir K Agarwal  
Upper Bungalow  
Bengaluru - 560014

Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director

TIRUMALA REALCON PVT. LTD.

*[Signature]*  
Director

Tulsa Mercantile Pvt. Ltd

*[Signature]*  
Director

(PRINCIPALS/EXECUTORS)

2. Subhankar Ray  
s/o - Sushil Ray  
Rashkhola  
Siliguri

Tulsa Tirumala Housing LLP

*[Signature]*  
Designated Partner

Tulsa Tirumala Housing LLP

Designated Partner

*[Signature]*












(ATTORNEY HOLDERS)

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

*[Signature]*

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

# DEVELOPER SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>P. Attiling</i>	LEFT HAND					
	RIGHT HAND					












Tulsa Tirumala Housing LLP

*P. Attiling*  
Designation: *Partner*

\_\_\_\_\_  
SIGNATURE



# DEVELOPER SHEET












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

Tulsa Tirumala Housing, LLP

  
Designated Partner

\_\_\_\_\_  
SIGNATURE












**(EXECUTANTS SHEET)**

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

Tirupati Assets Pvt. Ltd.

*[Handwritten Signature]*  
Director








\_\_\_\_\_  
(SIGNATURE)

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

Tirupati Assets Pvt. Ltd.

*[Handwritten Signature]*  
Director

\_\_\_\_\_  
(SIGNATURE)

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

Tulsa Mercantile Pvt. Ltd

*[Handwritten Signature]*  
Director

\_\_\_\_\_  
(SIGNATURE)



# IDENTIFIER PHOTO SHEET

## PHOTO



## LEFT THUMB IMPRESSION



Ankit Aggarwal.

Signature of Identifier

## Major Information of the Deed

Deed No :	I-0403-02513/2023	Date of Registration	28/03/2023
Query No / Year	0403-8000825280/2023	Office where deed is registered	
Query Date	28/03/2023 2:54:29 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	CHINMAY SARKAR Siligur, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 13,71,90,240/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040302495/2023		

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baniakhari, 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	LR-527	Bastu	Bastu	0.229 Acre		54,41,040/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-304	LR-528	Bastu	Bastu	0.53 Acre		1,25,92,800/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-306	LR-528	Bastu	Bastu	0.87 Acre		2,06,71,200/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-309	LR-528	Bastu	Bastu	1.185 Acre		2,81,55,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-320	LR-1705	Bastu	Bastu	0.76 Acre		1,80,57,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-321	LR-1705	Bastu	Bastu	0.69 Acre		1,63,94,400/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :



L7	LR-322	LR-1705	Bastu	Bastu	1.51 Acre	3,58,77,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					577.4Dec	0 /-	1371,90,240 /-
Grand Total :					577.4Dec	0 /-	1371,90,240 /-




### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TIRUPATI ASSETS PRIVATE LIMITED</b> 51, SHAKESPEARE SARANI, 2ND FLOOR, KOLKATA, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx3N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>TIRUMALA REALCON PRIVATE LIMITED</b> 51, SHAKESPEARE SARANI, 2ND FLOOR, KOLKATA, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx9D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>TULSA MERCANTILE PRIVATE LIMITED</b> H. P. APARTMENT, MAHANANDAPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxx4J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TULSA TIRUMALA HOUSING LLP</b> 2ND MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxx6J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



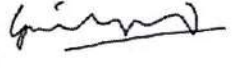
### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri GOVIND GARG</b> 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 3:45PM	LTI 28/03/2023	28/03/2023





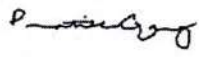
DA-113, SECTOR - I, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHAN NAGAR, P.S:-Bidhannagar District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4G,Aadhaar No Not Provided Status : Representative, Representative of : TIRUPATI ASSETS PRIVATE LIMITED (as DIRECTOR)

2

Name	Photo	Finger Print	Signature
<b>Shri GOVIND GARG</b> 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	 <small>Mar 28 2023 3:46PM</small>	 <small>LTI 28/03/2023</small>	 <small>28/03/2023</small>



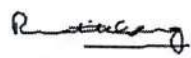
DA-113, SECTOR-I, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHAN NAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4G,Aadhaar No Not Provided Status : Representative, Representative of : TIRUMALA REALCON PRIVATE LIMITED (as DIRECTOR)

3

Name	Photo	Finger Print	Signature
<b>Shri PRATIK GARG</b> 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	 <small>Mar 28 2023 3:47PM</small>	 <small>LTI 28/03/2023</small>	 <small>28/03/2023</small>

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 Not Provided Status : Representative, Representative of : TULSA MERCANTILE PRIVATE LIMITED (as DIRECTOR)




4

Name	Photo	Finger Print	Signature
<b>Shri PRATIK GARG</b> 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	 <small>Mar 28 2023 3:47PM</small>	 <small>LTI 28/03/2023</small>	 <small>28/03/2023</small>

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 Not Provided Status : Representative, Representative of : TULSA TIRUMALA HOUSING LLP (as PARTNER)



5

Name	Photo	Finger Print	Signature
<b>Shri GOVIND GARG</b> <b>(Presentant)</b> 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 3:46PM	 LTI 28/03/2023	 28/03/2023
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 Not Provided Status : Representative, Representative of : TULSA TIRUMALA HOUSING LLP (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ankit Agarwal</b> Son of Mr Lalit Kumar Agarwal Upper Bagdogra, City:- , P.O:- Badogra, 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		
SI.No	From	To. with area (Name-Area)
1	TIRUPATI ASSETS PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.229 Acre
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	TIRUMALA REALCON PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.53 Acre
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	TIRUMALA REALCON PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.87 Acre
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	TIRUMALA REALCON PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-1.185 Acre
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	TULSA MERCANTILE PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.76 Acre
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	TULSA MERCANTILE PRIVATE LIMITED	TULSA TIRUMALA HOUSING LLP-0.69 Acre
Transfer of property for L7		
SI.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, 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:তিরুপতী এসেটস প্রা:লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:0.29900000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 304, LR Khatian No:- 528	Owner:তিরুমলা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:0.70050000 Acre,	Owner Name not selected by applicant.



L3	LR Plot No:- 306, LR Khatian No:- 528	Owner:তিরুমালা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:0.97000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 309, LR Khatian No:- 528	Owner:তিরুমালা রিয়ালকন প্রা: লিমিটেড, Gurdian:পক্ষে ডায়রেক্টর গোবিন্দ গর্গ, Address:নিজ , Classification:রূপনী, Area:1.19000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 320, LR Khatian No:- 1705	Owner:তুলশা মরসনটাইল প্রাইভেট লিমিটেড, Gurdian:কম্পনি , Address:নিজ , Classification:রূপনী, Area:1.17150000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 321, LR Khatian No:- 1705	Owner:তুলশা মরসনটাইল প্রাইভেট লিমিটেড, Gurdian:কম্পনি , Address:নিজ , Classification:রূপনী, Area:1.11000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 322, LR Khatian No:- 1705	Owner:তুলশা মরসনটাইল প্রাইভেট লিমিটেড, Gurdian:কম্পনি , Address:নিজ , Classification:রূপনী, Area:2.31000000 Acre,	Owner Name not selected by 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 15:39 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, 2ND MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Ankit Agarwal, , , Son of Mr Lalit Kumar Agarwal, Upper Bagdogra, P.O: Badogra, 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, 51, SHAKESPEARE SARANI, 2ND FLOOR, KOLKATA, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Ankit Agarwal, , , Son of Mr Lalit Kumar Agarwal, Upper Bagdogra, P.O: Badogra, 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, 51, SHAKESPEARE SARANI, 2ND FLOOR, KOLKATA, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Ankit Agarwal, , , Son of Mr Lalit Kumar Agarwal, Upper Bagdogra, P.O: Badogra, 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, H. P. APARTMENT, MAHANANDAPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling West Bengal, India, PIN:- 734001

Indetified by Mr Ankit Agarwal, , , Son of Mr Lalit Kumar Agarwal, Upper Bagdogra, P.O: Badogra, 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, 2ND MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Ankit Agarwal, , , Son of Mr Lalit Kumar Agarwal, Upper Bagdogra, P.O: Badogra, 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 7.00/-



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3785, Amount: Rs.50.00/-, Date of Purchase: 24/03/2023, Vendor name: S S Goon



**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 49677 to 49701  
being No 040302513 for the year 2023.



Digitally signed by YOGEN TSHERING  
BHUTIA

Date: 2023.03.30 11:30:16 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/03/30 11:30:16 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)

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