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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 929062

64
 Dt: 16/12/2025
 Dt: 22/9/2025

Sri Ghannath Behar Rice Mills LLP
 Partner
Sanjay Kumar

Sri Ghannath Behar Rice Mills LLP
 Partner
Rajiv Dabur

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

UNILIV REALTY LLP

Partner
Ditin Aggarwal
 PARTNER

UNILIV REALTY LLP
 PARTNER
[Signature]
 PARTNER

64
 Addl. Dist. Sub-Registrar
 Siuguri -II at Bagdogra
 16 DEC 2025

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS THE 08th DAY OF December, 2025.

BETWEEN

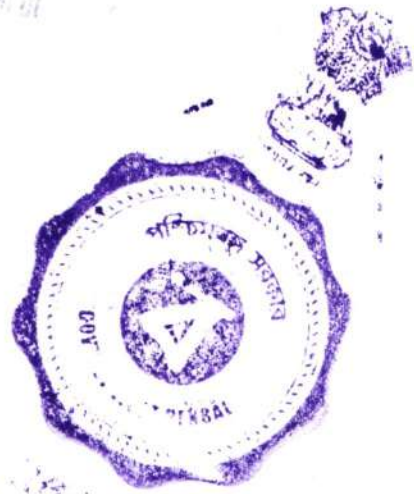
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644 STAMP
16.10.25

Sri Ahannath Behar Rice Mills LLP
P.S. - maigora, dist - Darjeeling

1000
Tammoy Roy
Lic. No- 546/RM
07 / Darjeeling

NOTIFIED BY ORDER OF THE GOVERNMENT OF WEST BENGAL
IN THIS CONNECTION THE APPLICANT IS ADVISED THAT THE
APPLICANT IS ADVISED THAT THE APPLICANT IS ADVISED THAT THE
APPLICANT IS ADVISED THAT THE APPLICANT IS ADVISED THAT THE



Sub-Div. Sub-Registrar
P.O. West Bengal, Dist. Darjeeling

16 DEC 2025

Sri Ghannath Behar Rice Mills LLP
Kailash Kumar
Partner

Sri Ghannath Behar Rice Mills LLP
Rajesh Dalmia
Partner

UNILIV REALTY LLP
Nitin Agarwal
PARTNER

UNILIV REALTY LLP
PARTNER

[2]

SRI GHANNATH BEHAR RICE MILLS LLP, ERSTWHILE KNOWN AS SHREE GHANNATH BIHAR RICE MILL COMPANY PRIVATE LIMITED, a Limited Liability Partnership Firm, having its office at Matigara, P.O. & P.S. Matigara, District – Darjeeling, in the State of West Bengal, represented by its Partners, **1. SRI KAILASH KUMAR MITRUKA ALIAS KAILASH KUMAR AGARWALA (MITRUKA)**, Son of Sri Jagdish Prasad Mitruka & **2. SRI RAJESH DALMIA**, Son of Late Harchand Rai Dalmia, both are Hindu by Religion, Indian by Nationality, Business by Occupation, No. 1 Resident of Mitruka House, 42, M.G. Road, Khalpara, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District – Darjeeling, in the State of West Bengal and No. 2 Resident of Agrasen Road, Jamunalal Bajaj By Lane, Khalpara, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District – Darjeeling, in the State of West Bengal --- hereinafter called the **“LANDOWNER/FIRST PARTY”** (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors-in-office, representatives, administrators and permitted assignees) of the **‘ONE PART’**. (PAN: AEYFS9875D).

A N D

UNILIV REALTY LLP, a Limited Liability Partnership Firm, having its office at 3E, 3rd Floor, Dwarika Tower, Burdwan Road, P.O. Siliguri Bazar, P.S. Siliguri, District – Darjeeling, in the State of West Bengal, represented by its Partners, **(1) SRI NITIN AGARWAL**, Son of Sri Suresh Agarwal & **(2) SRI VISESH ZINDAL**, Son of Sri Raj Kumar Agarwal, both are Hindu by Religion, Indian by Nationality, Business by Occupation, No.1 Resident of Sree Maa Sarani Bylane, Babupara, P.O. Siliguri Town, P.S. Siliguri, District – Darjeeling in the State of West Bengal and No. 2 Resident of Model Town-2, Iskcon Mandir Road, P.O. Haiderpara, P.S. Bhaktinagar, District – Jalpaiguri in the State of West Bengal --- hereinafter called the **“DEVELOPER/SECOND PARTY”** (which expression shall mean and include unless excluded by or repugnant to the context be deemed to include its partners, executors, successors, representatives, administrators and permitted assignees) of the **‘OTHER PART’**. (PAN: AAHFU4601L).



Handwritten signature:
Drs. Sub-Rep...
Slip II di Bandara Tasikmalaya

16 DEC 2025

Sri Ghannath Behar Rice Mills LLP
Kavirat Kumar Singh
Partner

Sri Ghannath Behar Rice Mills LLP
Rajendra Singh
Partner

UNILIV REALTY LLP

Ditin Aggarwal
PARTNER

UNILIV REALTY LLP
PARTNER

[3]

WHEREAS the Landowner hereof was the owner of land measuring 10.22 Acre, situated in Mouza – Mathapari, P.S. Matigara, District – Darjeeling and after the L.R. survey, the name of the Landowner was recorded in the L.R. records of rights by the concerned authority and a separate L.R. Porcha/Khatian was issued, being L.R. Khatian No. 46/2 in the year 1978.

AND WHEREAS the name of **SHREE GHANNATH BIHAR RICE MILL COMPANY PRIVATE LIMITED** was changed to **SRI GHANNATH BEHAR RICE MILLS LLP** on 06.04.2023, bearing LLP Identification No. ACA - 4700 and the same was approved by the Registrar of Companies, Central registration Centre granted by the Ministry of Corporate Affairs, Government of India.

AND WHEREAS the Landowner/First Party abovenamed being desirous of constructing a Bungalow and Row Housing Units on land measuring 4.36 Acre out of the total land more fully described in the Schedule below and was in search of a Developer who could construct the same. The Second Party is a *bonafide* Developer/Promoter who have experience in design and construction of multistoried buildings and have agreed to construct a Bungalow and Row Housing Units on the land more fully described in the Schedule below and have agreed on the terms and conditions stated hereunder.

AND WHEREAS the said land is free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.

AND WHEREAS the Landowner/First Party has agreed to grant an exclusive right of development of the **Bungalow and Row Housing Units** to the Developer/Second Party for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint contractors, if required, for the development of the property.

Sri Ghannath Behar Rice Mills LLP
Partner
Sri Ghannath Behar Rice Mills LLP
Partner

Sri Ghannath Behar Rice Mills LLP
Partner
Sri Ghannath Behar Rice Mills LLP
Partner

UNILIV REALTY LLP
PARTNER
UNILIV REALTY LLP
PARTNER

[4]

AND WHEREAS at or before execution of this Agreement of Development both the parties hereof had made certain assurances/statements/representations to each other and relying on such assurances/statements/representations to be true and on good faith both the parties have agreed to undertake development of the below Scheduled landed property on the terms and conditions hereinafter appearing.

For better understanding and clarity, this agreement is divided into parts and its sub-parts, list of the same is as follows:

ARTICLE I - DEFINITIONS

1. In this Agreement, unless otherwise specifically mentioned:
 - 1.1 The Landowner/First Party shall mean the above-named **SRI GHANNATH BEHAR RICE MILLS LLP, ERSTWHILE KNOWN AS SHREE GHANNATH BIHAR RICE MILL COMPANY PRIVATE LIMITED**, having whatsoever right, title and interest that they have in respect of the land described in the **Schedule** hereunder written and also its partners, executors, successors-in-office, representatives, administrators, nominee(s), permitted assignees and constituted attorney.
 - 1.2 Developer shall mean the above named **UNILIV REALTY LLP, a Limited Liability Partnership Firm** and its Partners, executors, successors, representatives, administrators, nominee(s), permitted assignees at all materials times.
 - 1.3 Property shall mean that entire piece and parcel of the land more fully and particularly described in the **Schedule** hereunder written.
 - 1.4 Building(s) shall mean the Bungalow and Row Housing Units to be constructed on the said **Schedule** land as per the plan(s) to be sanctioned by the designated authority.

2



Asst. Dist. Sub-Registrar
Sgt. II at Bagalkota Dist. Durgam

16 DEC 2025

Sri Ghanmath Behar Rice Mills LLP
Kaishik Kumar Singh
Partner

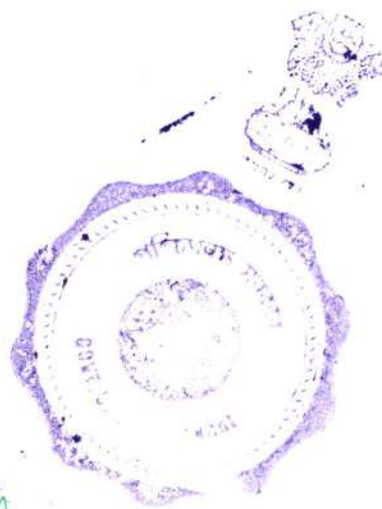
Sri Ghanmath Behar Rice Mills LLP
Rajendra Singh
Partner

UNILIV REALTY LLP
Ditin Agrawal
PARTNER

UNILIV REALTY LLP
[Signature]
PARTNER

[5]

- 1.5 Unit shall mean the constructed area and/or spaces in the building intended to be built and/or constructed, capable of being occupied and enjoyed separately as a distinct entity at the building to be constructed on the said Schedule property.
- 1.6 Super Built-up Area shall mean the total constructed area which will include corridors, staircases, passage ways, water tanks, reservoirs, area used for providing common facilities to the occupants like gym, games room, community hall, swimming pool, etc., together with the width of the walls and such other areas used for accommodating common services to the building to be constructed on the said Schedule property.
- 1.7 Architect shall mean any qualified person or other qualified association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect for designing and planning of the building/s to be constructed on the said **Schedule** property.
- 1.8 Saleable Area shall mean the space or spaces in the Bungalow and Row Housing Units available for independent use and occupation after making due provisions of common facilities.
- 1.9 Landowner Allocation shall mean **52% (Fifty Two Percent)** of the entire Sale Proceeds (on all types of sales revenue in either forms after deduction of commission on prorata related to sales) in the Bungalow and Row Housing Units but excluding cost for electric infrastructures cost/generator/fire/legal charges, etc., to be realized from the Purchaser(s).
- 1.10 Developer's Allocation shall mean the remaining **48% (Forty Eight Percent)** of the entire Sale Proceeds in the Bungalow and Row Housing Units.



App. Dist. Sub-Registrar
Ilal Bagdadye II

16 DEC 2025

Sri Ghannath Behar Rice Mills LLP
Kamal Kumar Singh
Partner

Sri Ghannath Behar Rice Mills LLP
Rajesh Dabir
Partner

UNILIV REALTY LLP
Ditin Agarwal
PARTNER

UNILIV REALTY LLP
PARTNER

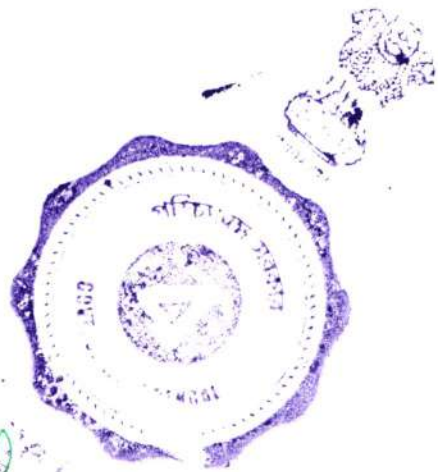
[6]

- 1.11 The entire electric infrastructure cost/generator/fire/legal charges, to be realized from the Purchaser(s) shall belong to the Developer.
- 1.12 That the sales commission to be paid for the Bungalow and Row Housing Units, etc., shall be shared in the ratio 52:48 between the Landowner/First Party and the Developer/Second Party.
- 1.13 That the transfer with its grammatical variations and cognate expressions shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a Bungalow and Row Housing Units to Purchaser(s) thereof.
- 1.14 That the Transferee shall mean a Person(s), Firm, Limited Company, Association of Persons to whom any space and/or unit in the Bungalow and Row Housing Units to be constructed at the said property have been transferred.
- 1.15 The word importing singular shall include plural and *vice versa*.
- 1.16 The word importing gender shall include all the other genders, i.e., masculine, feminine and neutral gender.

ARTICLE II – COMMENCEMENT

2. This Agreement shall be deemed to have commenced on and with effect from the date of its execution or from the date of clear site handover or completion of all land documents, whichever is later.

2



कॉम. डिस्ट. सब-रजिस्ट्रार
Slp. II at Raigarh Dist. Jharkhand

6 DEC 2025

Sri Gnanath Behar Rice Mills LLP

Kavasi Kanna Senthil
Partner

Sri Gnanath Behar Rice Mills LLP

Rajen Datta
Partner

UNILIV REALTY LLP

Ditin Agrawal

PARTNER

UNILIV REALTY LLP

[Signature]
PARTNER

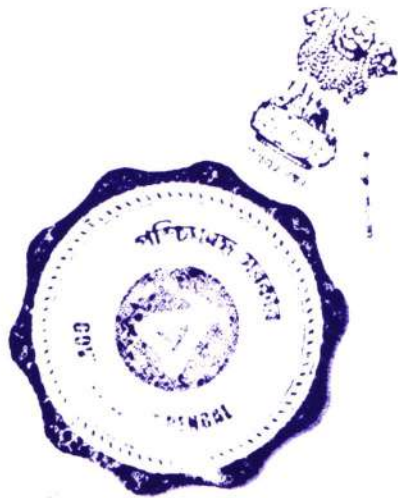
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ARTICLE III – LANDOWNER’S RIGHT & REPRESENTATIONS

- 3.1 The Landowner/First Party is absolute seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said property, more fully and particularly described in the **Schedule** hereunder written.
- 3.2 Excepting the Landowner/First Party no other person(s) has/have any claim or interest and/or demand over and in respect of the said **Schedule** property and/or any portion thereof.
- 3.3 The said **Schedule** property is free from all encumbrance, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever and howsoever.
- 3.4 The said **Schedule** Land is not vested under the Urban Land (Ceiling & Regulation) Act, 1976.
- 3.5 There is no subsisting Agreement for Sale and/or Development of the said **Schedule** property with any other party or parties by the Landowner/First Party or any person(s) claiming under it.

ARTICLE IV – DEVELOPER’S RIGHT

- 4.1 The Landowner/First Party hereby grants, subject to the provisions contained herein, exclusive right to the Developer/Second Party to build upon and to exploit the said property in accordance with the approved plan without any violation thereof.



Dist. Sub-Registrar
Slip II at Bardhaman Dist. Bardhaman

16 DEC 2005

Sri Ghannath Behar Rice Mills LLP

Veeras Kumar
Partner

Sri Ghannath Behar Rice Mills LLP

Rajendra Singh
Partner

UNILIV REALTY LLP

Prin Aggarwal
PARTNER

UNILIV REALTY LLP
[Signature]
PARTNER

[8]

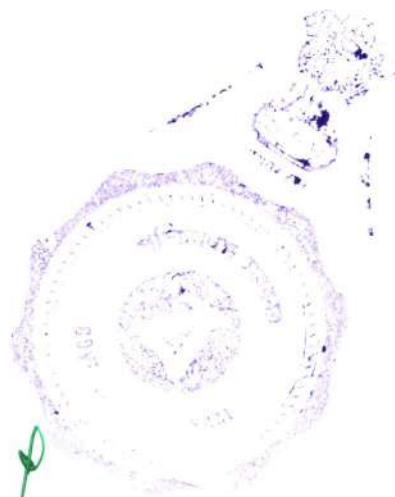
- 4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowner and/or the Developer and submitted by the Developer at the Developer's own costs and expenses for sanction.
- 4.3 The Developer is fully authorized to develop the aforesaid land by constructing the Bungalow and Row Housing Units on the below scheduled land.
- 4.4 That the Developer will not have any objection if the Landowner visits construction site at any time during the construction period.

ARTICLE V – SECURITY DEPOSIT

- 5.0 The Developer will pay a sum of Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) as interest free Security Deposit to the Landowner which will be adjusted as per Clause 1.9 against the share of the Landowner to be realized from the Purchaser(s).

ARTICLE VI - PROCEDURE

- 6.1 It is understood that to facilitate the construction of the Bungalow and Row Housing Units by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner from time to time relating to which specific provisions may not have been mentioned herein and the Landowner hereby agree to do so at the cost and expense of the Developer, all such acts, deeds, matters and things and execute such applications, papers as may be required by the Developer.



16 DEC 1975

Sri Ghannath Behar Rice Mills LLP
Partner
Prakash Kumar Singh

Sri Ghannath Behar Rice Mills LLP
Partner
Rajendra Singh

UNILIV REALTY LLP
Partner
Vishal Agrawal

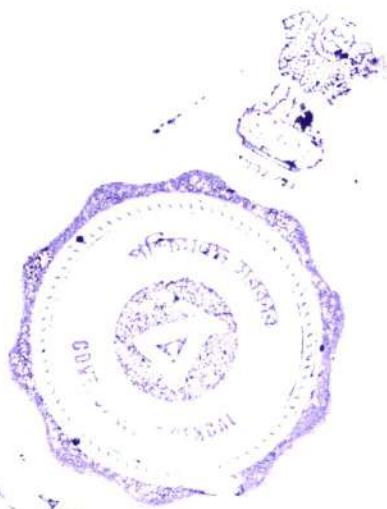
UNILIV REALTY LLP
Partner
[Signature]

[9]

ARTICLE VII - BUILDING

- 7.1 The Developer shall at its own costs, construct, erect and complete the Bungalow and Row Housing Units in accordance with the sanctioned plan with good and standard materials as will be specified by the Architect from time to time. It is imperative to mention here that the building plan shall be prepared as per the specification and guidelines of appropriate authority and after getting the building plan sanctioned and approved the Super Built-up Area shall be calculated and determined.
- 7.2 The Developer shall install and erect in the said Bungalow and Row Housing Units at its own costs as per specification and drawings provided by the architect, pumps, tube well, water storage tanks, and provide lifts, electrifications, generators, permanent electric connection (and until permanent electric connection is obtained temporary electric connection shall be provided) and other facilities as are required to be provided in the proposed Bungalow and Row Housing Units having self-contained units for sale of constructed area therein on ownership basis.
- 7.3 The Developer shall be authorized in the name of the Landowner so far as is necessary to apply for and obtain building materials for the construction of the buildings and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the new buildings and other inputs and facilities required for the construction and enjoyment of the building(s) for which purpose the Landowner shall also execute necessary documents in favour of the Developer as shall be required by the Developer. All costs, charges and expenses therefore shall be borne and met by the Developer.

B



Acad. Dist. Sub. Rep. no.
Slg. II at Bangalore Dist. Directorate

16 DEC 2015

Sri Ghannath Behar Rice Mills LLP
Kavitha Krishna Senthil
Partner

Sri Ghannath Behar Rice Mills LLP
Rajesh Dalic
Partner

UNILIV REALTY LLP
Ditin Begunee
PARTNER

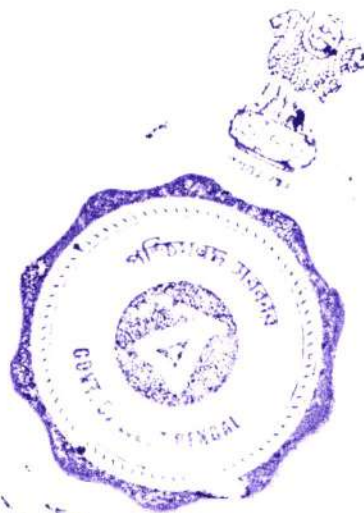
UNILIV REALTY LLP
PARTNER

[10]

- 7.4 All costs, charges and expenses, including architect's fees during the construction of the Bungalow and Row Housing Units shall be borne by the Developer and the Landowners shall bear no responsibility & liability in this context, provided that the Landowners shall perform all the obligations required of them under this agreement in a diligent and sincere manner.

ARTICLE VIII – DEVELOPER’S OBLIGATIONS

- 8.1 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.
- 8.2 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.
- 8.3 That the Developer shall construct the Bungalow and Row Housing Units 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.
- 8.4 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 Bungalow and Row Housing Units.
- 8.5 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 at its own costs & expenses and in compliance with adherence to the extant law in regard to such matters.



From Dist. Sub-Register
Slg. II at Esqueops, Dist. Darjeeling

16 DEC 2025

Sri Ghannath Behar Rice Mills LLP

Kavirat Kumar Singh
Partner

Sri Ghannath Behar Rice Mills LLP

Rajendra Dohic
Partner

UNILIV REALTY LLP

Ditin Agarwal
PARTNER

UNILIV REALTY (LLP)
[Signature]
PARTNER

[11]

- 8.6 The Developer shall obtain all statutory and mandatory licenses, registrations, sanctions, permissions, consent etc., from the appropriate authority as applicable from time to time.
- 8.7 The Developer shall abide by and comply with all Labour Laws in relation to employment of manpower, directly or indirectly, for construction of the building: all laws including bye-laws, rules & regulations whether statutory, mandatory or local regarding construction of the Bungalow and Row Housing Units on the Landowner's land and the Landowner shall have no liability or responsibility whatsoever in this regard.
- 8.8 The Developer shall complete in all respects the construction of the building within 4 Years from the end of the month in which sanction of the building plan is obtained. Provided that, in exceptional circumstances or the circumstances beyond the human control or nature of acts, the said time period for completion of construction shall be extended.

ARTICLE IX – LANDOWNER'S OBLIGATIONS

- 9.1 That in case of any dispute or obstruction in respect of title and/ or possession of the below schedule land, before/during/post construction, the Landowner shall take all necessary measures to resolve it. Any delay in project due to such dispute or obstruction shall not be considered as delay in the part of the Developer in completion of the project.
- 9.2 That the Landowner shall co-operate and arrange to hand over the vacant possession of the said landed property after clearing all kind of disputes if any with whomsoever.

32



Asst. Dist. Sub-Registrar
Sig. II at Bagdopra Dist. Darjeeling

16 DEC 2025

Sri Ghannath Behar Rice Mills LLP
Partner
Kailash Kumar Singh

Sri Ghannath Behar Rice Mills LLP
Partner
Rajesh Dahiya

UNILIV REALTY LLP
Partner
Ditin Agrawal

UNILIV REALTY LLP
Partner
[Signature]

[12]

9.3 That the Landowner shall co-operate with documents for the renewal of plan and get it sanctioned from the respective authority at the cost of the Developer.

9.4 That the Landowner/First Party shall not demand for any payment apart from that mentioned in this indenture whatsoever and any liability on part of the Landowner such as P.F., etc. and /or any other kind of personal liability in relation to the said property shall be borne solely by the Landowner.

ARTICLE X – LANDOWNER’S INDEMNITY

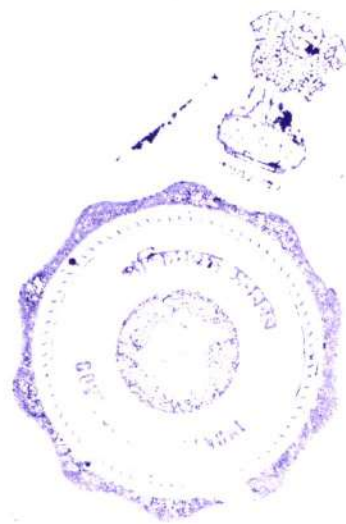
10.0 The Landowner hereby undertakes that the Developer shall be entitled to develop the land without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained.

ARTICLE XI – DEVELOPER’S INDEMNITY

11.0 The Developer hereby undertakes to keep the Landowner 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 Bungalow and Row Housing Units on the Schedule land.

ARTICLE XII-MISCELLANEOUS

12.1 The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Landowner as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of Person(s).



Asst. Dist. Sub-Registrar
Sd/- U. M. Baidya, Dist. Durgam

16 DEC 2025

Sri Ghannath Behar Rice Mills LLP
Partner
Kaishik Kumar Swaha

Sri Ghannath Behar Rice Mills LLP
Partner
Rajen Dohic

[13]

UNILIV REALTY LLP
Partner
Ditin Aggarwal

UNILIV REALTY LLP
Partner
[Signature]

- 12.2 It is understood that from time to time to facilitate the construction of the Bungalow and Row Housing Units by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner relating to which specific provisions may not have been made herein and the Landowner hereby undertakes to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the Landowner shall execute any such document and/or authority as may be required by the Developer for the purpose and the Landowner also undertake to sign and execute all such additional applications and the documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe upon the right of the Landowner and/or go against the spirit of the agreement.
- 12.3 The Developer shall frame scheme for the management and administration of the Bungalow and Row Housing Units and/or common part thereof. The Developer and the Landowner hereby agree to abide by all the rules and regulations of such Management / Society / Association / Holding Organization and hereby give its consent to abide by the same.
- 12.4 As and from the date of completion of the Bungalow and Row Housing Units, the Developer and/or its transferees and the Landowner and/or its transferees shall each be liable to pay and bear proportionate charges on account of all taxes & rates payable in respect of their allocations.

Sri Ghannath Behar Rice Mills LLP
Partner
Veriloes Kumar Singh

Sri Ghannath Behar Rice Mills LLP
Partner
Rajen Dabie

[14]

UNILIV REALTY LLP

Partner
Atin Agarwal

UNILIV REALTY LLP
Partner
[Signature]

- 12.5 The parties shall bear their own / respective, Direct Taxes and Indirect Taxes (like GST, etc.) applicable for the instant joint development project. (The Landowner shall bear liability for its 52% (Fifty Two Percent) and the Developer shall bear liability for its 48% (Forty Eight Percent) of the sales revenue income.)
- 12.6 The unsold inventory/constructed area shall be divided mutually between both the parties as per their work ratio 52:48 after the completion of the project.
- 12.7 It is agreed by the parties that, if required, the Developer may revise the approved plan with the consent of the Landowner. The Landowner shall also execute and register a necessary power of attorney in favour of the Developer for execution and registration of Agreement of Sale and receiving the entire consideration money/rent from the Purchaser(s) and the Developer shall thereafter reimburse the share of the Landowner.

The Sale Deed of the **Bungalow and Row Housing Units** shall be executed and presented for registration by the joint signature of the Developer and any one of the Partners of the Landowner.

ARTICLE XIII - FORCE MAJEURE

- 13.1 The parties hereto shall not be considered to be liable any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the Force Majeure.

[Handwritten mark]

Sri Ghanmath Behar Rice Mills LLP
Partner
Sri Ghanmath Behar Rice Mills LLP
Partner
Rajen Dalia

UNILIV REALTY LLP
Partner
PARTNER

UNILIV REALTY LLP
PARTNER

[15]

13.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, pandemic and its consequential lock-downs, civil commotion, Government norms and restriction barring or deferring the supply of raw materials required for construction and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XIV - SETTLEMENT OF DISPUTE & ARBITRATION

14.0 In case if any dispute between the parties hereto, recourse shall first and always be taken to mutual amicable discussion & conciliation, failing which reference or question arising out of the unresolved dispute shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

ARTICLE XV - JURISDICTION

15.0 Courts in the District of Darjeeling shall have jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.



Hom. Dist. Sub-Registrar
Sd/- at Bardhaman Dist. ...

76 DEC 2015

Sri Ghannath Behar Rice Mills LLP
Partner
bailesh kumar

Sri Ghannath Behar Rice Mills LLP
Partner
Rajin Dohic

UNILIV REALTY LLP
Partner
Ditin Agnewal

UNILIV REALTY LLP
Partner
[Signature]

[16]

SCHEDULE
(DESCRIPTION OF THE LAND)

All that piece or parcel of vacant Bastu land measuring 4.36 Acre, situated within Mouza – Mathapari, recorded in L.R. Khatian No. 46/2, J.L. No. 79, Pargana - Patharghata, within the limits of Gram Panchayat Area, under P.S. Matigara, District – Darjeeling. The plot wise area is as follows:

R.S. PLOT	L.R. PLOT	AREA
43	310	1.21 Acre
	311	0.22 Acre
51	312	1.35 Acre
44	313	1.58 Acre
TOTAL AREA		4.36 ACRE

The said land is bounded and butted as follows:

North : 13 feet 8 inch wide metal Road;

South : Land of the Landowner hereof i.e. Sri Ghannath Behar Rice Mills LLP;

East : 15 feet wide metal Road;

West : Land of R.S. Plot No. 107 & Others;

B

[17]

IN WITNESSES WHEREOF both the parties have put their signatures on these presents on the day month and year first above written.

WITNESSES:

1. *Shurabati Kunder*
S/o Sri S. K. Kunder
Vill. P.O. Haridwarpara,
P.S. Bhaktinagar,
Dist. Jalpaiguri

2. *Aparajita*
S/o Sri Aneshwar Roy
Farid Chayan Paria
P.O. - Ahogomdi
P.S. - Bhaktinagar
Dist. - Jalpaiguri

Sri Ghannath Behar Rice Mills LLP
Kailash Kumar
Partner

Sri Ghannath Behar Rice Mills LLP
Rajan Datta
Partner

LANDOWNER / FIRST PARTY

UNILIV REALTY LLP

Ditin Agarwal
PARTNER

UNILIV REALTY LLP

[Signature]
PARTNER

DEVELOPER / SECOND PARTY

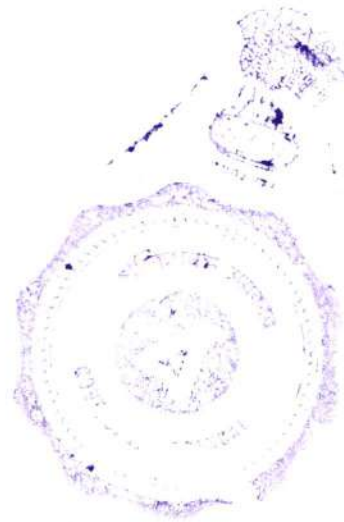
Drafted by me and printed in my office:

Manoj Agarwal

MANOJ AGARWAL












Advocate, Siliguri

Enrl. No. F-505/434 of 1997



Agri. Dist. Sub. Revenue
Sd/- H. K. B. G. P. S. D. D. D. D. D.












16 DEC 2025

 <i>Rajesh Kumar Chitale</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Sri Ghannath Behar Rice Mills LLP

Rajesh Kumar Chitale

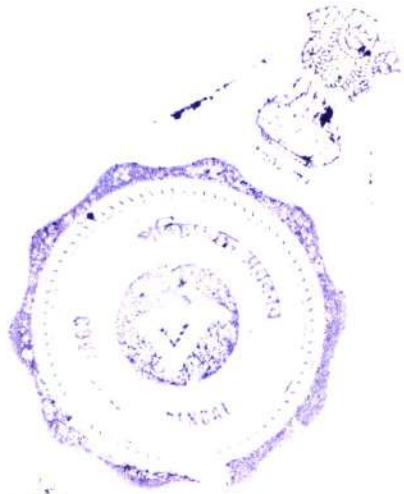
Partner
Signature

 <i>Rajiv Dalvi</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Sri Ghannath Behar Rice Mills LLP












Rajiv Dalvi

Partner
Signature



Kant. Dist. Gub. Rep. ...
Stg. II di Baeck & R. Dist. Daryadong

16 DEC 2025












 <i>Nitin Agarwal</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

UNILIV REALTY LLP

Nitin Agarwal

PARTNER

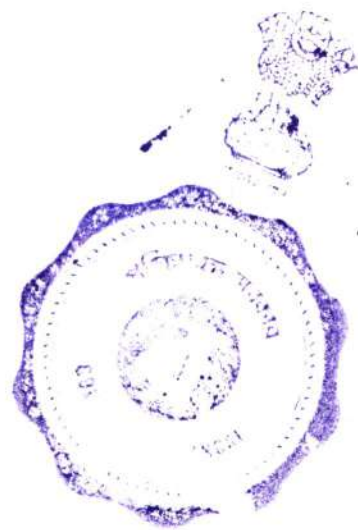
Signature

 <i>Nitin Agarwal</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

UNILIV REALTY LLP

PARTNER

Signature



Hom. Dist. Sub-Registrar
Sl. II at Bagdopra, Dist. Darjeeling

16 DEC 2025

IDENTIFIER PHOTO SHEET

PHOTO

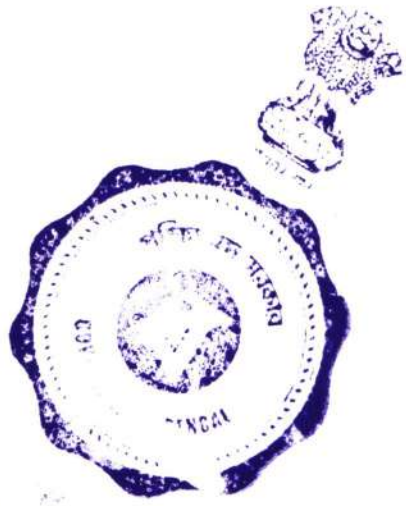


LEFT THUMB IMPRESSION



Shivraj Kunder

Signature of Identifier



Asst. Dist. Sub-Registrar
Sdg. II at Bagdoyra Dist. Purba Medinipur

16 DEC 2025

Major Information of the Deed

Deed No :	I-0403-09360/2025	Date of Registration	16/12/2025
Query No / Year	0403-2003269549/2025	Office where deed is registered	
Query Date	04/12/2025 6:05:14 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]	
Set Forth value		Market Value	
		Rs. 20,92,80,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 25,600/- (Article:E, E, E.)	
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-II, Mouza: Mathapari, JI No: 79, 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-310 (RS :-)	LR-46/2	Bastu	Bastu	1.21 Acre		5,80,80,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-311 (RS :-)	LR-46/2	Bastu	Bastu	0.22 Acre		1,05,60,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	LR-312 (RS :-)	LR-46/2	Bastu	Bastu	1.35 Acre		6,48,00,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L4	LR-313 (RS :-)	LR-46/2	Bastu	Bastu	1.58 Acre		7,58,40,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
		TOTAL :			436Dec	0 /-	2092,80,000 /-	
		Grand Total :			436Dec	0 /-	2092,80,000 /-	









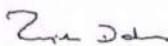


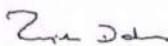





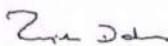
Land Lord Details :



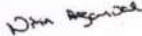


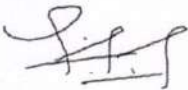
SI No	Name,Address,Photo,Finger print and Signature
1	SRI GHANNATH BEHAR RICE MILLS LLP Matigara,, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 Date of Incorporation:XX-XX-2XX3 , PAN No.: AExxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	UNILIV REALTY LLP 3E, 3rd Floor, Dwarika Tower, Burdwan Road,, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature																									
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri KAILASH KUMAR MITRUKA, (Alias Name: KAILASH KUMAR AGARWALA MITRUKA) Son of Shri Jagdish Prasad Mitruka Date of Execution - 16/12/2025, , Admitted by: Self, Date of Admission: 16/12/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI 16/12/2025 </td> <td>  </td> </tr> <tr> <td colspan="4"> Mitruka House, 42, M.g. Road, Khalpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 36xxxxxxxx9029 Status : Representative, Representative of : SRI GHANNATH BEHAR RICE MILLS LLP (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri KAILASH KUMAR MITRUKA, (Alias Name: KAILASH KUMAR AGARWALA MITRUKA) Son of Shri Jagdish Prasad Mitruka Date of Execution - 16/12/2025, , Admitted by: Self, Date of Admission: 16/12/2025, Place of Admission of Execution: Office		 Captured LTI 16/12/2025		Mitruka House, 42, M.g. Road, Khalpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 36xxxxxxxx9029 Status : Representative, Representative of : SRI GHANNATH BEHAR RICE MILLS LLP (as PARTNER)				<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri RAJESH DALMIA Son of Late Harchand Rai Dalmia Date of Execution - 16/12/2025, , Admitted by: Self, Date of Admission: 16/12/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI 16/12/2025 </td> <td>  </td> </tr> <tr> <td colspan="4"> Agrasen Road, Jamunalal Bajaj By Lane, Khalpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 36xxxxxxxx6915 Status : Representative, Representative of : SRI GHANNATH BEHAR RICE MILLS LLP (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri RAJESH DALMIA Son of Late Harchand Rai Dalmia Date of Execution - 16/12/2025, , Admitted by: Self, Date of Admission: 16/12/2025, Place of Admission of Execution: Office		 Captured LTI 16/12/2025		Agrasen Road, Jamunalal Bajaj By Lane, Khalpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 36xxxxxxxx6915 Status : Representative, Representative of : SRI GHANNATH BEHAR RICE MILLS LLP (as PARTNER)			
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Shri KAILASH KUMAR MITRUKA, (Alias Name: KAILASH KUMAR AGARWALA MITRUKA) Son of Shri Jagdish Prasad Mitruka Date of Execution - 16/12/2025, , Admitted by: Self, Date of Admission: 16/12/2025, Place of Admission of Execution: Office		 Captured LTI 16/12/2025																								
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3	Name	Photo	Finger Print	Signature
	Shri NITIN AGARWAL (Presentant) Son of Shri Suresh Agarwal Date of Execution - 16/12/2025, , Admitted by: Self, Date of Admission: 16/12/2025, Place of Admission of Execution: Office	 <small>Dec 16 2025 12:21PM</small>	 Captured <small>LTI 16/12/2025</small>	 <small>16/12/2025</small>
Sree Maa Sarani Bylane, Babupara,, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 34xxxxxxxx5260 Status : Representative, Representative of : UNILIV REALTY LLP (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Shri VISESH ZINDAL Son of Shri Raj Kumar Agarwal Date of Execution - 16/12/2025, , Admitted by: Self, Date of Admission: 16/12/2025, Place of Admission of Execution: Office	 <small>Dec 16 2025 12:22PM</small>	 Captured <small>LTI 16/12/2025</small>	 <small>16/12/2025</small>
Model Town - 2, Iskcon Mandir Road,, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 82xxxxxxxx4175 Status : Representative, Representative of : UNILIV REALTY LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SHUVRADIP KUNDU Son of Subrata Kumar Kundu Haider Para, City:- Not Specified, P.O:- Haiderpara, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	 <small>16/12/2025</small>	 Captured <small>16/12/2025</small>	 <small>16/12/2025</small>
Identifier Of Shri KAILASH KUMAR MITRUKA, Shri RAJESH DALMIA, Shri NITIN AGARWAL, Shri VISESH ZINDAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SRI GHANNATH BEHAR RICE MILLS LLP	UNILIV REALTY LLP-121 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SRI GHANNATH BEHAR RICE MILLS LLP	UNILIV REALTY LLP-22 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SRI GHANNATH BEHAR RICE MILLS LLP	UNILIV REALTY LLP-135 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SRI GHANNATH BEHAR RICE MILLS LLP	UNILIV REALTY LLP-158 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-II, Mouza: Mathapari, JI No: 79, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 310, LR Khatian No:- 46/2	Owner:শ্রী ঘননাথ (বিহার) রাইস মিলস এল এল পি, Gurdian:পঙ্কে পাটনারস, Address:মাটিগাড়া, Classification:ডাঙ্গা, Area:1.26000000 Acre,	SRI GHANNATH BEHAR RICE MILLS LLP
L2	LR Plot No:- 311, LR Khatian No:- 46/2	Owner:শ্রী ঘননাথ (বিহার) রাইস মিলস এল এল পি, Gurdian:পঙ্কে পাটনারস, Address:মাটিগাড়া, Classification:ডা:পুরাতন পতিত, Area:0.22000000 Acre,	SRI GHANNATH BEHAR RICE MILLS LLP
L3	LR Plot No:- 312, LR Khatian No:- 46/2	Owner:শ্রী ঘননাথ (বিহার) রাইস মিলস এল এল পি, Gurdian:পঙ্কে পাটনারস, Address:মাটিগাড়া, Classification:বান্দু, Area:2.68000000 Acre,	SRI GHANNATH BEHAR RICE MILLS LLP
L4	LR Plot No:- 313, LR Khatian No:- 46/2	Owner:শ্রী ঘননাথ (বিহার) রাইস মিলস এল এল পি, Gurdian:পঙ্কে পাটনারস, Address:মাটিগাড়া, Classification:ডা:পুরাতন পতিত, Area:2.51000000 Acre,	SRI GHANNATH BEHAR RICE MILLS LLP

Endorsement For Deed Number : I - 040309360 / 2025

On 16-12-2025

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 12:09 hrs on 16-12-2025, at the Office of the A.D.S.R. BAGDOGRA by Shri NITIN AGARWAL .

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 20,92,80,000/-

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

Execution is admitted on 16-12-2025 by Shri KAILASH KUMAR MITRUKA, , KAILASH KUMAR AGARWALA MITRUKA PARTNER, SRI GHANNATH BEHAR RICE MILLS LLP (LLP), Matigara,, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Indetified by Shri SHUVRADIP KUNDU, , , Son of Subrata Kumar Kundu, Haider Para, P.O: Haiderpara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Execution is admitted on 16-12-2025 by Shri RAJESH DALMIA, PARTNER, SRI GHANNATH BEHAR RICE MILLS LLP (LLP), Matigara,, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Indetified by Shri SHUVRADIP KUNDU, , , Son of Subrata Kumar Kundu, Haider Para, P.O: Haiderpara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Execution is admitted on 16-12-2025 by Shri NITIN AGARWAL, PARTNER, UNILIV REALTY LLP (LLP), 3E, 3rd Floor, Dwarika Tower, Burdwan Road,, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Shri SHUVRADIP KUNDU, , , Son of Subrata Kumar Kundu, Haider Para, P.O: Haiderpara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Execution is admitted on 16-12-2025 by Shri VISESH ZINDAL, PARTNER, UNILIV REALTY LLP (LLP), 3E, 3rd Floor, Dwarika Tower, Burdwan Road,, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Shri SHUVRADIP KUNDU, , , Son of Subrata Kumar Kundu, Haider Para, P.O: Haiderpara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,600.00/- (B = Rs 25,000.00/- ,E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 25,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2025 6:11PM with Govt. Ref. No: 192025260376058408 on 05-12-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 9850273563646 on 05-12-2025, Head of Account 0030-03-104-001-16

Online on 16/12/2025 12:02PM with Govt. Ref. No: 192025260391144451 on 16-12-2025, Amount Rs: 25,000/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 724856486 on 16-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 644, Amount: Rs.100.00/-, Date of Purchase: 16/10/2025, Vendor name: T Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2025 6:11PM with Govt. Ref. No: 192025260376058408 on 05-12-2025, Amount Rs: 74,920/-, Bank:
SBI EPay (SBlePay), Ref. No. 9850273563646 on 05-12-2025, Head of Account 0030-02-103-003-02
Online on 16/12/2025 12:02PM with Govt. Ref. No: 192025260391144451 on 16-12-2025, Amount Rs: 1/-, Bank:
Punjab National Bank (PUNB0010000), Ref. No. 724856486 on 16-12-2025, 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 0403-2025, Page from 196344 to 196371
being No 040309360 for the year 2025.



[Handwritten signature]

Digitally signed by YOGEN TSHERING BHUTIA
Date: 2025.12.22 14:00:47 +00:00
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 22/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.