

8- 9425/25

I- 93925



पश्चिम बंगाल/ पश्चिम बंगाल WEST BENGAL

AS 860205

Sp: 16/12/25
 Dho 8/12/25
 8505

Sri Ghannath Behar Rice Mills LLP
 Partner

Sri Ghannath Behar Rice Mills LLP
 Rajan Sahic
 Partner

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

Addl. Dist. Sub-Registrar
 Sliguri -II at Bagdogra

16 DEC 2025

UNILIV REALTY LLP
 Partner
 Uniliv Agencal

UNILIV REALTY LLP
 PARTNER

[1]

DEVELOPMENT POWER OF ATTORNEY

02

2025-1

S.L.NO. 19079 Date 19.8.2025

PURCHASER Sri Channath Behar Rice Mills Ltd

Full Address P.S. Mahigara Dist. Darjeeling

Total Value 1.00

Stamp Purchased from JPG Treasury

888-

STAMP VENDOR
JAYARANI DAS

Licence No. 1 of 99-2000

Add. DSR Office, Rajgarh
Bhaktinagar, Jalpaiguri

DECLARED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE DOCUMENT IS SHEET ATTACHED
TO THIS DOCUMENT WITH THE SIGNATURE SHEET OF THIS DOCUMENT

Addl. Dist. Sub-Registrar
District - II at Bagdogra



Root. Dist. Sub-Registrar
Dist. Bagdogra

15 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 “**PRINCIPAL**”.

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 “**ATTORNEY**”.

WHEREAS the abovenamed Principal 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 Principal 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.

Ca

Sub-Registrar
District Registrar
16/12/2025



Sub-Registrar
District Registrar
16/12/2025

16 DEC 2025

Sri Ghannath Behar Rice Mills LLP
Kailash Kumar
Partner

Sri Ghannath Behar Rice Mills LLP
Rajesh Dabir
Partner

UNILIV REALTY LLP
Nitish Agarwal
PARTNER

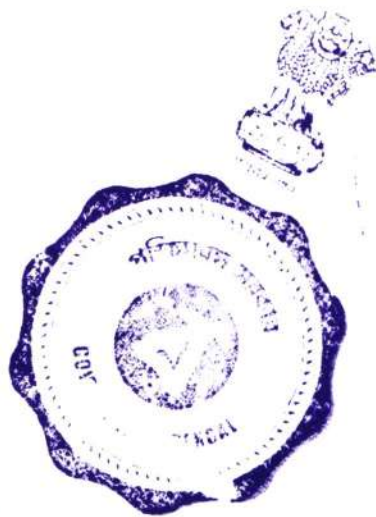
UNILIV REALTY LLP
PARTNER

[3]

AND WHEREAS the name of the abovenamed Principal **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 Principal 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 entered into a Registered Development Agreement, dated 16/12/2025 with **UNILIV REALTY LLP (the Attorney hereof)**, being Document No. I - 9360 for the year 2025 and the same was registered in the office of the A.D.S.R. BAADOORA, DISTRICT - DARJEELING

AND WHEREAS the abovenamed Principal, do hereby nominate, constitute and appoint the **UNILIV REALTY LLP (the Attorney hereof)**, 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, as the true and lawful attorney to act in the matters, deeds and things particularly with respect to the Scheduled Property.



Sub-Registrar
Halebiduru Dist. Dargachery

16 DEC 2025

Sri Ghannath Behar Rice Mills LLP
Kailash Kumar Singh
Partner

Sri Ghannath Behar Rice Mills LLP
Rajesh Kumar
Partner

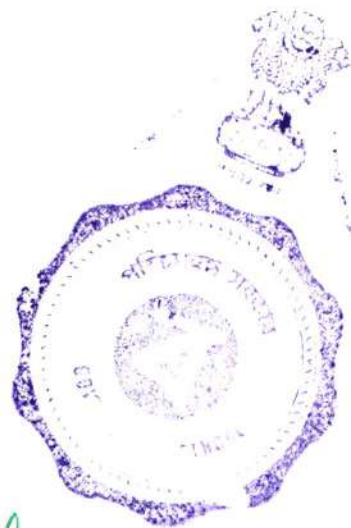
UNILIV REALTY LLP
Vishal Agrawal
PARTNER

UNILIV REALTY LLP
PARTNER

[4]

1. To appear for and represent us before all Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Government/Semi Government Department/office in respect of any matter relating to the scheduled land only.
2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which I may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statements, petitions including petition of compromise or to furnish securities, if necessary, on our behalf or to refer any matter arising therein to arbitration for me and on my behalf in respect of any matter relating to the scheduled land only.
3. To make payment/deposit of Khajna, installments and/or any other taxes as may be levied with respect to the schedule land by the concerned authority/ies.
4. And be it noted that this power is being executed in favour of the Attorney to construct a **Bungalow and Row Housing Units** on the below Scheduled land.
5. To sell the entire **Bungalow and Row Housing Units** to be constructed on the below Scheduled land with all right, title, interest and easements thereto and to execute and sign proper Agreement of Sale, in respect of the total constructed area and present the Agreement of Sale for Registration in the D.S.R., A.D.S.R., or any other concerned authority and the Sale Deed of the **Bungalow and Row Housing Units** shall be executed and presented for registration by the joint signature of the Attorney and any one of the Partners of the Principal and the Attorney shall after receiving the entire consideration remit the 52% share of the Principal to its Bank Account.

100



16 DEC 2025
Sub. Dist. Sub-Register
Stg. II at Raichur Dist. Daryadur

Sri Ghannath Behar Rice Mills LLP
Partner
Kamal Kumar

Sri Ghannath Behar Rice Mills LLP
Partner
Rajan Dabre

UNILIV REALTY LLP
PARTNER
Uttin Aggarwal

UNILIV REALTY LLP
PARTNER
[Signature]

[5]

6. And the Principal hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner by the said Attorney in respect of the Schedule land only by virtue of these presents and the same shall be binding on the Principal and be of full force and effect as if the same was done/executed by the Principal.

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 Principal hereof i.e. Sri Ghannath Behar Rice Mills LLP;

East : 15 feet wide metal Road;

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

[Handwritten mark]



Joint Dist. Sub-Registrar
at Bagdappa Dist. Dargachatti

16 DEC 2025

[6]

IN WITNESSES WHEREOF the abovenamed Principal and Attorney in good health and conscious mind have put their signatures on this Power of Attorney on this the 16th day of December, 2025.

WITNESSES:

1. Shuvradip Kundu
S/o Sri. S.Kr. Kundu
Vill. & P.O. Heiderpara,
P.S. Bhaktinagar,
Dist. Jalpaiguri

Sri Ghannath Behar Rice Mills LLP
Kailash Kumar Singh
Partner

Sri Ghannath Behar Rice Mills LLP
Rajar Dahi
Partner

PRINCIPAL

2. Anupam Roy
S/o Sri Animeshwar Roy
Fari Chayan Para
P.O. - Anogomati
P.S. - Bhaktinagar
Dist. - Jalpaiguri

UNILIV REALTY LLP
Ditin Agarwal
PARTNER

UNILIV REALTY LLP
PARTNER

ATTORNEY

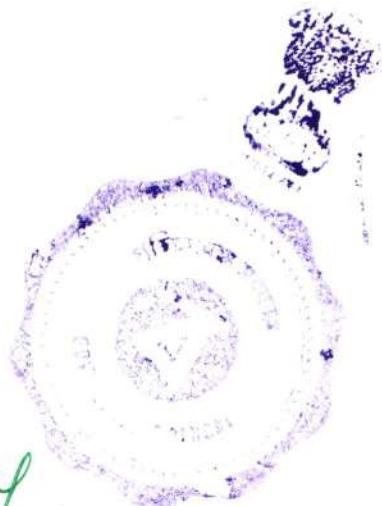
Drafted by me and printed in my office:

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri












Enrl. No. F-505/434 of 1997














Handwritten green mark resembling a stylized 'y' or a flourish.

~~SECRET~~

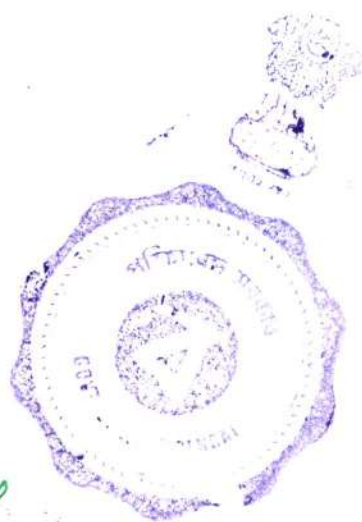
16 DEC 2025

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












Sri Ghannath Behar Rice Mills LLP
Karan Kumar
 Signature Partner

 <i>Rajin Dahiya</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Sri Ghannath Behar Rice Mills LLP
Rajin Dahiya
 Signature Partner



Appt. Dist. Sub-Registrar
Sis. H. a. Bagdore Dist. Mysore
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

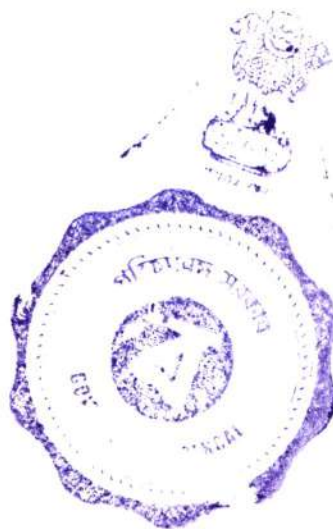
 <i>Nitin Agarwal</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

UNILIV REALTY LLP

Nitin Agarwal

PARTNER

Signature



Sub-Registrar
Stg I at Bagalota Dist. Dharwad

16 DEC 2025

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Shuvradip Kundu

Signature of Identifier



Sub-Registrar
Dist. Bardhaman

16 DEC 2025

Major Information of the Deed

Deed No :	I-0403-09392/2025	Date of Registration	16/12/2025
Query No / Year	0403-8003378505/2025	Office where deed is registered	
Query Date	16/12/2025 12:20:02 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Manoj Agarwal Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9563036939, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 20,92,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040309360/2025		

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-II, Mouza: Mathapari, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-310	LR-46/2	Bastu	Bastu	1.21 Acre		5,80,80,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-311	LR-46/2	Bastu	Bastu	0.22 Acre		1,05,60,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-312	LR-46/2	Bastu	Bastu	1.35 Acre		6,48,00,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-313	LR-46/2	Bastu	Bastu	1.58 Acre		7,58,40,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			436Dec	0 /-	2092,80,000 /-	
		Grand Total :			436Dec	0 /-	2092,80,000 /-	












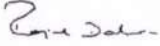


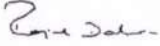


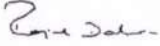
Principal Details :



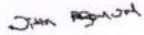


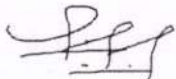
SI No	Name,Address,Photo,Finger print and Signature
1	SRI GHANNATH BEHAR RICE MILLS LLP Matigara,, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 , PAN No.:: AExxxxxx5D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative,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

Attorney 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 , PAN No.:: AAxxxxx1L,Aadhaar No Not Provided, 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 </td> <td>  </td> </tr> <tr> <td> Dec 16 2025 1:38PM </td> <td> LTI 16/12/2025 </td> <td> 16/12/2025 </td> <td></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		Dec 16 2025 1:38PM	LTI 16/12/2025	16/12/2025				
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														
Dec 16 2025 1:38PM	LTI 16/12/2025	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 Not Provided Status : Representative, Representative of : SRI GHANNATH BEHAR RICE MILLS LLP (as PARTNER)															
2	<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 </td> <td>  </td> </tr> <tr> <td> Dec 16 2025 1:39PM </td> <td> LTI 16/12/2025 </td> <td> 16/12/2025 </td> <td></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		Dec 16 2025 1:39PM	LTI 16/12/2025	16/12/2025				
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														
Dec 16 2025 1:39PM	LTI 16/12/2025	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 Not Provided Status : Representative, Representative of : SRI GHANNATH BEHAR RICE MILLS LLP (as PARTNER)															

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 1:39PM</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 Not Provided 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 1:40PM</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 Not Provided Status : Representative, Representative of : UNILIV REALTY LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shuvradip Kundu Son of Shri S Kr Kundu Haiderpara, City:- Siliguri Mc, 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		
SI.No	From	To. with area (Name-Area)
1	SRI GHANNATH BEHAR RICE MILLS LLP	UNILIV REALTY LLP-121 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	SRI GHANNATH BEHAR RICE MILLS LLP	UNILIV REALTY LLP-22 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	SRI GHANNATH BEHAR RICE MILLS LLP	UNILIV REALTY LLP-135 Dec
Transfer of property for L4		
SI.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, 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 সি, Gurdian:পক্ষে পার্টনারস, Address:মাটিগাড়া, Classification:ডাঙ্গা, Area:1.26000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 311, LR Khatian No:- 46/2	Owner:শ্রী ঘননাথ (বিহার) রাইস মিলস এল এল সি, Gurdian:পক্ষে পার্টনারস, Address:মাটিগাড়া, Classification:ডা:পুন্ড্রন পতিত, Area:0.22000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 312, LR Khatian No:- 46/2	Owner:শ্রী ঘননাথ (বিহার) রাইস মিলস এল এল সি, Gurdian:পক্ষে পার্টনারস, Address:মাটিগাড়া, Classification:বাস্তু, Area:2.68000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 313, LR Khatian No:- 46/2	Owner:শ্রী ঘননাথ (বিহার) রাইস মিলস এল এল সি, Gurdian:পক্ষে পার্টনারস, Address:মাটিগাড়া, Classification:ডা:পুন্ড্রন পতিত, Area:2.51000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 040309392 / 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 12:57 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, Matigara,, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Identified by Mr Shuvradip Kundu, , Son of Shri S Kr Kundu, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

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

Identified by Mr Shuvradip Kundu, , Son of Shri S Kr Kundu, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

Execution is admitted on 16-12-2025 by Shri NITIN AGARWAL, PARTNER, 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

Identified by Mr Shuvradip Kundu, , Son of Shri S Kr Kundu, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

Execution is admitted on 16-12-2025 by Shri VISESH ZINDAL, PARTNER, 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

Identified by Mr Shuvradip Kundu, , Son of Shri S Kr Kundu, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by by POS = Rs 200/-

Description of Payment

By POS on 16/12/2025 1:59PM with Govt. Ref. No: 192025260391508196 on 16-12-2025, Amount Rs: 200/-, Bank: SBI, Ref. No. 04038003378505/01/2025 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. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19079, Amount: Rs.100.00/-, Date of Purchase: 19/08/2025, Vendor name: J R Das



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 197008 to 197023

being No 040309392 for the year 2025.



Digitally signed by YOGEN TSHERING BHUTIA
Date: 2025.12.23 13:26:10 +00:00
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 23/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.