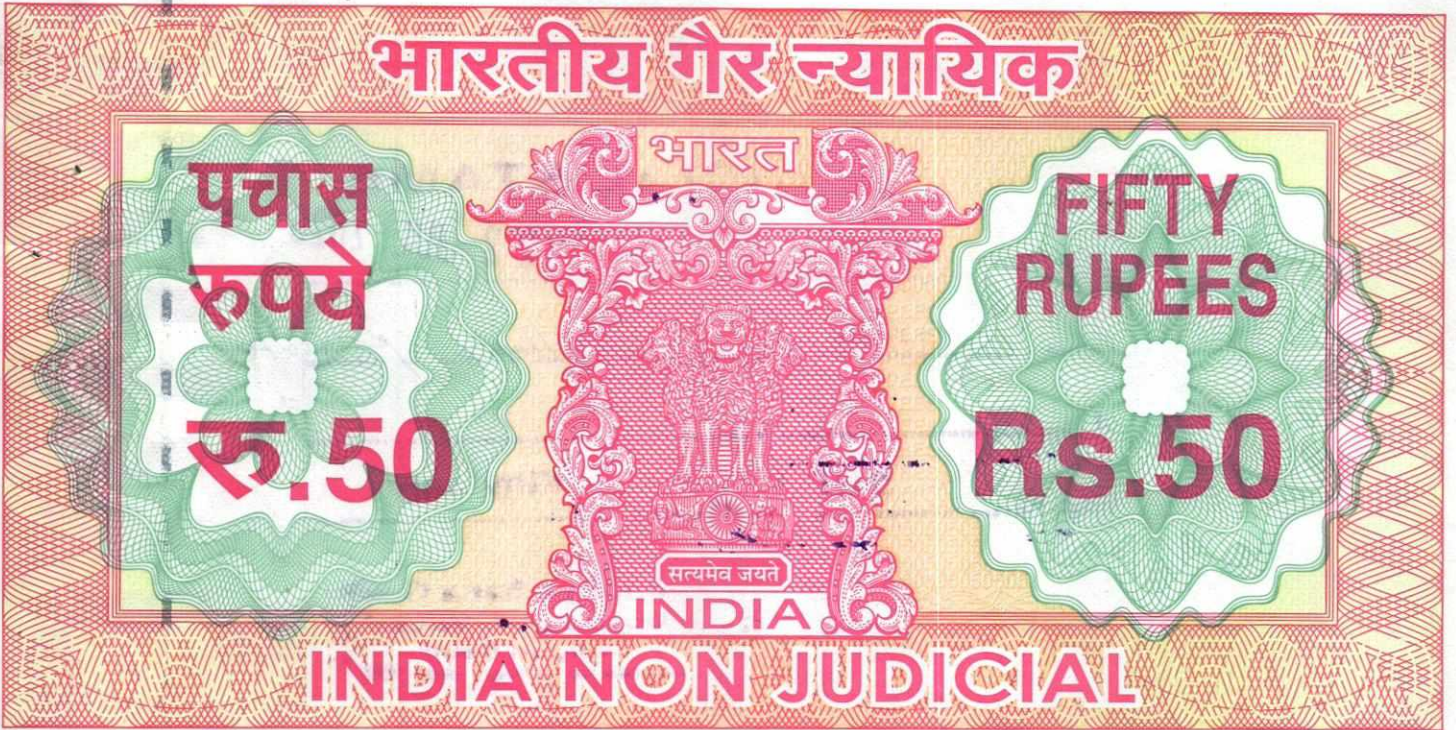


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Mahananda Industries Pvt. Ltd.

Shoban Mitra

Director

Mahananda Industries Pvt. Ltd.

Manoj Mitra

Director

Mahananda Industries Pvt. Ltd.

Nand Kumar

Director

UNILIV REALTY LLP

Sanjay K. Ghosh

PARTNER

### DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS <sup>03rd</sup> DAY  
OF ~~November~~, TWO THOUSAND TWENTY FIVE

BETWEEN



82002960360/25 Contd.....P/2

Certified that the Document is admitted to  
Registration and the Signature Sheet and  
the Endorsement Sheet attached to this  
Document are part of this Document

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

03 NOV 2025



JUDICIAL STAMP

Sl. No. 3620 Dated 22 JUL 2025

Name Anananda Industries Private Limited.

of Sijfuri.

Value Rs. 50/- (Rupees Fifty only)

Sandhya Saha Gosh  
Govt. Stamp Vendor  
Siliguri Court  
License No. 17498, dated 2024



Adul. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

03 NOV 2025

Mahananda Industries Pvt. Ltd.  
Ashok Kumar Mitruka

Director  
Mahananda Industries Pvt. Ltd.  
Manoj Mitruka

Director  
Mahananda Industries Pvt. Ltd.  
Nand Lal Mitruka

Director

UNILIV REALTY LLP  
Sanjay Kumar Singhania  
PARTNER

**KNOW ALL MEN BY THESE PRESENTS THAT WE, MAHANANDA INDUSTRIES PRIVATE LIMITED**, a Private Limited Company registered under the Companies Act, 1956 bearing Certificate of Incorporation No. U26941WB1962 PTC 025376 Dated 25.01.1962 having its registered office at Mitruka House, Nehru Road, Khalpara, P.O. Siliguri Bazar, P.S. Siliguri, Pin No. 734005, District Darjeeling, represented by its directors namely **[1] SRI ASHOK KUMAR MITRUKA**, Son of Late Neem Chand Mitruka, **[2] SRI MANOJ MITRUKA**, Son of Late Sohan Lal Mitruka, & **[3] SRI NARESH KUMAR MITRUKA**, Son of Sri Jagdish Prasad Mitruka, all are Hindu by Religion, Indian by Nationality, Business by Occupation respectively, Sl. No. 1 & 2 residing at Nehru Road, Khalpara, P.O. Siliguri Bazar, P.S. Siliguri, Pin No. 734005, District Darjeeling, and Sl. No. 3 residing at Urbana NRI Complex, Tower-3, 783, Anadapur Road, E.K.T. Kolkata, Pin No. 700107, (W.B.) does hereby state as follows:

**WHEREAS** We are the owners of a piece or parcel Land measuring 43.48 Katha or 0.719 Acre, recorded in R.S. Khatian Nos. 296/14 & 296/17, corresponding to L.R. Khatian No. 29, appertaining to part of R.S. Plot Nos. 477/1449 (area measuring 18 Decimals) & 480/1450 (area measuring 53.9 Decimals), corresponding to L.R. Plot No. 30, Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, Sheet No. 15 (R.S.) & 172 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 31, Within the jurisdiction of Police Station New Jalpaiguri, District Jalpaiguri, 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 a Commercial Building Complex thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into a registered Development Agreement on 05.08.2024, being No. I-5378, registered in the office of the Additional District Sub-Registrar **Bhaktinagar**, with **"UNILIV REALTY LLP"**, a LLP Firm, having its office at 3E, 3rd Floor, Dwarika Tower, Burdwan Road, above Reliance Mart and HiScan, Siliguri, Pin No. 734005, P.O. Siliguri Bazar, represented by one of its partner namely **SRI SANJAY KUMAR SINGHANIA**, Son of Shankar Lal Agarwalla alias Singhania, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Model Town Apartment, Flat No. P2, Pranami Mandir Road, Ward No. 40 of S.M.C., P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri (W.B.) - for the Development/Construction of a Commercial Building Complex at the said premises at their own cost upon terms and conditions as mentioned therein.





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Addl. Dist. Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

03 NOV 2025

Mahananda Industries Pvt. Ltd.

Ashok Kumar Mitruka

Director

Mahananda Industries Pvt. Ltd.

Manoj Mitruka

Director

Mahananda Industries Pvt. Ltd.

Naresh Kumar Mitruka

Director

UNILIV REALTY LLP

Sanjay Kumar Singhania

PARTNER

**WHEREAS** in terms of the said agreement we are further agreed to confer certain necessary powers upon the partners of the said firm for facilitating the construction of the proposed Commercial Building Complex at the said premises and to do the matters related and incidental thereto.

**NOW THEREFORE BY THESE PRESENTS We, MAHANANDA INDUSTRIES PRIVATE LIMITED**, a Private Limited Company, represented by its directors namely [1] **SRI ASHOK KUMAR MITRUKA**, Son of Late Neem Chand Mitruka, [2] **SRI MANOJ MITRUKA**, Son of Late Sohan Lal Mitruka, & [3] **SRI NARESH KUMAR MITRUKA**, Son of Sri Jagdish Prasad Mitruka, does hereby nominate, constitute and appoint **SRI SANJAY KUMAR SINGHANIA**, Son of Shankar Lal Agarwalla alias Singhania, partner of "**UNILIV REALTY LLP**", a LLP Firm - as our true and lawful attorney for us, in our name and on my 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 Commercial Building Complex and construction on the below schedule property as per sanction 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, Municipal 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, Municipal 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 Commercial Building Complex over the below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in my name and on my behalf.
3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Siliguri Municipal Corporation, Aviation Department, Fire Department and other government departments, bodies, agencies and thereafter obtain the respective consents, licenses, permissions,



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

03 NOV 2025



Mahananda Industries Pvt. Ltd.

(Shareholder)

Director

Mahananda Industries Pvt. Ltd.

*[Signature]*

Director

Mahananda Industries Pvt. Ltd.

*[Signature]*

Director

UNILIV REALTY LLP

*[Signature]*

PARTNER

- 4 -

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 Municipal Office, Siliguri Jalpaiguri Development Authority and other government department, bodies, agencies for getting the building plan sanctioned of the below scheduled land.
5. To deposit Municipal 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 Municipal Authority 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 Commercial Building Complex thereon.
7. To bear all costs for the purpose of the constructional work as per sanction plan on the below schedule land which will not be payable to the Attorney at any point of time by our 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 with respect to entire constructed area of the proposed Commercial Building Complex 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 my said attorney and in their absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s. It is hereby pertinent to mention that all sale agreement/s will be executed by the attorney hereof.
9. To receive any amount, either as baina/earnest money or the entire sale-consideration in respect of the entire constructed area of proposed



✓  
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

03 NOV 2025



Mahananda Industries Pvt. Ltd.  
Director

Mahananda Industries Pvt. Ltd.  
Director

Mahananda Industries Pvt. Ltd.  
Director

Mahananda Industries Pvt. Ltd.  
Director

Mahananda Industries Pvt. Ltd.  
Director

Mahananda Industries Pvt. Ltd.  
Director

UNILIV REALTY LLP

Sanjay K. Singhania

PARTNER

Commercial Building Complex as per the aforesaid Development Agreement and on receipt of the consideration will give us 56% of the entire sale proceeds amount in Cheque/Draft/RTGS deposit in our bank account as per said 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 Commercial Building Complex.

10. After completion of the construction works of proposed building, to apply for and obtain part occupancy/occupancy and completion certificate in respect of the new building or parts thereof from the planning authorities.
11. To handover the actual, physical land khas possession of the entire constructed area of the proposed construction as per the Agreement to be raised on the below described land to those intending purchasers.
12. To inspect any document, to enter into the agreement in relation to the entire constructed area, units with the intending Purchaser/s of the proposed building with respect to the below schedule property.
13. To execute and register from time to time Agreement for Sale, Lease in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the entire constructed area 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 enter into any separate contract or agreement with the Architects or Engineer as may be required for the said Commercial Building Complex and pay their remunerations etc.
15. 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.



✓  
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

03 NOV 2025



Mahananda Industries Pvt. Ltd.  
Ashok Kumar

Director  
Mahananda Industries Pvt. Ltd.

Mahesh Mohale

Director

Mahananda Industries Pvt. Ltd.

Narayan Das

Director

UNILIV REALTY LLP

Pranay Kumar

PARTNER

16. To deliver vacant possession for said Commercial Building Complex in relation to the entire constructed area or units to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for me and on my behalf.
17. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the entire constructed area 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.
18. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of entire constructed area or units as per aforesaid Development Agreement in our name.

**AND GENERALLY** for us and on our behalf to do all acts, 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 Vacant Land measuring 43.48 Katha or 0.719 Acre, recorded in R.S. Khatian Nos. 296/14 & 296/17, corresponding to L.R. Khatian No. 29, appertaining to part of R.S. Plot Nos. 477/1449 (area measuring 18 Decimals) & 480/1450 (area measuring 53.9 Decimals), corresponding to L.R. Plot No. 30, Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, Sheet No. 15 (R.S.) & 172 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 31, Road Zone - Noukaghat More, Registry office at Additional District Sub-Registrar Bhaktinagar, Within the jurisdiction of Police Station New Jalpaiguri, District Jalpaiguri, in the state of West Bengal.

The said land is butted and bounded as follows:-

North : Asian Highway;  
South : Land of Vendor;  
East : Land of Vendor;  
West : Land of Vendor.



—  
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

03 NOV 2025



**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 03<sup>rd</sup> November 2025.

**WITNESSES:-**

**Mahananda Industries Pvt. Ltd.**

**Mahananda Industries Pvt. Ltd.**

1. Sonu Kumari Agnewal  
c/o Sawesh Bajla  
D/o Shyam Sunder Agnewal  
R/o Khalpara, Siliguri

**Director**

**Director**  
**Mahananda Industries Pvt. Ltd.**  
**Director**

(PRINCIPALS/EXECUTORS)

2. Mitkan Singha  
c/o - Singha Mitra  
s/o - Sub Rayan Singh  
New mila Pany, Siliguri  
pin - 734005.

**UNILIV REALTY LLP**  
**Partner**

(ATTORNEY HOLDERS)

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

**(CHINMAY SARKAR)**

Advocate, Siliguri  
Enrolment No. WB/523/2003.














✓

Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

03 NOV 2025














**(PRINCIPAL SHEET)**

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ashok Kumar Mithran</i>	LEFT HAND					
	RIGHT HAND					












**Mahananda Industries Pvt. Ltd.**

*Ashok Kumar Mithran*  
(SIGNATURE) **Director**

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Manoj Mithran</i>	LEFT HAND					
	RIGHT HAND					

**Mahananda Industries Pvt. Ltd.**

*Manoj Mithran*  
(SIGNATURE) **Director**

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Manoj Mithran</i>	LEFT HAND					
	RIGHT HAND					

**Mahananda Industries Pvt. Ltd.**












*Manoj Mithran*  
(SIGNATURE) **Director**



✓  
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

03 NOV 2025

**(ATTORNEY SHEET)**

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Sanjay K. Garg</i> PARTNER	LEFT HAND					
	RIGHT HAND					

UNILIV REALTY LLP  
*Sanjay K. Garg*  
PARTNER

SIGNATURE





Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

03 NOV 2025

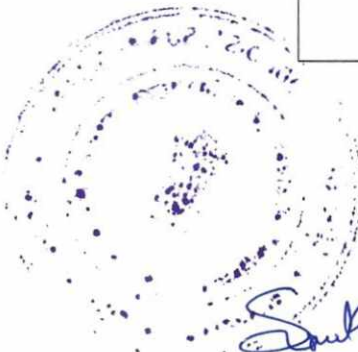
# IDENTIFIER PHOTO SHEET

PHOTO



*Sanku Agard*

LEFT THUMB IMPRESSION



*Sanku Agard*

Signature of Identifier



✓  
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

03 NOV 2025



### Major Information of the Deed

Deed No :	I-0711-07167/2025	Date of Registration	03/11/2025
Query No / Year	0711-8002960360/2025	Office where deed is registered	
Query Date	03/11/2025 12:14:05 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	CHINMOY SARKAR SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832063484, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 28,32,42,429/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 200/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071105378/2024		

### Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Asian High Way 2, Mouza: Dabgram Sheet No - 15, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-477/1449	RS-296/14	Commercial Use	Karkhana	18 Dec		7,09,09,092/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-480/1450	RS-296/17	Commercial Use	Karkhana	53.9 Dec		21,23,33,337/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>71.9Dec</b>	<b>0 /-</b>	<b>2832,42,429 /-</b>	
		<b>Grand Total :</b>			<b>71.9Dec</b>	<b>0 /-</b>	<b>2832,42,429 /-</b>	

### Principal Details :



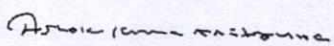


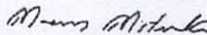



SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAHANANDA INDUSTRIES PRIVATE LIMITED</b> MITRUKA HOUSE, NEHRU ROAD, KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Date of Incorporation:XX-XX-1XX2 , PAN No.: AAxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



**Attorney Details :**



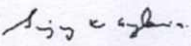
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UNILIV REALTY LLP</b> S.F. ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri ASHOK KUMAR MITRUKA (Presentant )</b> Son of Late NEEM CHAND MITRUKA Date of Execution - 03/11/2025, , Admitted by: Self, Date of Admission: 03/11/2025, Place of Admission of Execution: Office	 Nov 3 2025 1:35PM	 Captured LTI 03/11/2025	 03/11/2025
	NEHRU 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, Date of Birth:XX-XX-1XX4 , PAN No.:: ADxxxxxx1P, Aadhaar No: 56xxxxxxx4719 Status : Representative, Representative of : MAHANANDA INDUSTRIES PRIVATE LIMITED (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	<b>Shri MANOJ MITRUKA</b> Son of Late SOHAN LAL MITRUKA Date of Execution - 03/11/2025, , Admitted by: Self, Date of Admission: 03/11/2025, Place of Admission of Execution: Office	 Nov 3 2025 1:35PM	 Captured LTI 03/11/2025	 03/11/2025
	NEHRU 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, Date of Birth:XX-XX-1XX2 , PAN No.:: ADxxxxxx8L, Aadhaar No: 39xxxxxxx0202 Status : Representative, Representative of : MAHANANDA INDUSTRIES PRIVATE LIMITED (as DIRECTOR)			
3	Name	Photo	Finger Print	Signature
	<b>Shri NARESH KUMAR MITRUKA</b> Son of Shri JAGDISH PRASAD MITRUKA Date of Execution - 03/11/2025, , Admitted by: Self, Date of Admission: 03/11/2025, Place of Admission of Execution: Office	 Nov 3 2025 1:34PM	 Captured LTI 03/11/2025	 03/11/2025



URBANA NRI COMPLEX, TOWER NO. 3, 37TH FLOOR, FLAT NO. 3702, 783, ANANDAPUR ROAD, KOLKATA, City:- Not Specified, P.O:- EAST KOLKATA, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AFxxxxxx0L, Aadhaar No: 67xxxxxxxx4690 Status : Representative, Representative of : MAHANANDA INDUSTRIES PRIVATE LIMITED (as DIRECTOR)

4	Name	Photo	Finger Print	Signature
	<b>Shri SANJAY KUMAR SINGHANIA</b> Son of SHANKAR LAL AGARWALLA Date of Execution - 03/11/2025, , Admitted by: Self, Date of Admission: 03/11/2025, Place of Admission of Execution: Office	 Nov 3 2025 1:36PM	 LTI 03/11/2025	 03/11/2025
MODEL TOWN APARTMENT, FLAT NO. P2, PRANAMI MANDIR ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: Alxxxxxx7a, Aadhaar No: 49xxxxxxxx8134 Status : Representative, Representative of : UNILIV REALTY LLP (as Partner)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mrs SONU KUMARI AGARWAL</b> Wife of Shri SARVESH BAJLA KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	 03/11/2025	 03/11/2025	 03/11/2025
Identifier Of Shri ASHOK KUMAR MITRUKA, Shri MANOJ MITRUKA, Shri NARESH KUMAR MITRUKA, Shri SANJAY KUMAR SINGHANIA			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MAHANANDA INDUSTRIES PRIVATE LIMITED	UNILIV REALTY LLP-18 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	MAHANANDA INDUSTRIES PRIVATE LIMITED	UNILIV REALTY LLP-53.9 Dec



**Endorsement For Deed Number : I - 071107167 / 2025**

**On 03-11-2025**

**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 12:55 hrs on 03-11-2025, at the Office of the A.D.S.R. BHAKTINAGAR by Shri ASHOK KUMAR MITRUKA .

**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 28,32,42,429/-

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

Execution is admitted on 03-11-2025 by Shri ASHOK KUMAR MITRUKA, DIRECTOR, MAHANANDA INDUSTRIES PRIVATE LIMITED, MITRUKA HOUSE, NEHRU ROAD, KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mrs SONU KUMARI AGARWAL, , , Wife of Shri SARVESH BAJLA, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

Execution is admitted on 03-11-2025 by Shri MANOJ MITRUKA, DIRECTOR, MAHANANDA INDUSTRIES PRIVATE LIMITED, MITRUKA HOUSE, NEHRU ROAD, KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mrs SONU KUMARI AGARWAL, , , Wife of Shri SARVESH BAJLA, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

Execution is admitted on 03-11-2025 by Shri NARESH KUMAR MITRUKA, DIRECTOR, MAHANANDA INDUSTRIES PRIVATE LIMITED, MITRUKA HOUSE, NEHRU ROAD, KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mrs SONU KUMARI AGARWAL, , , Wife of Shri SARVESH BAJLA, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

Execution is admitted on 03-11-2025 by Shri SANJAY KUMAR SINGHANIA, Partner, UNILIV REALTY LLP, S.F. ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mrs SONU KUMARI AGARWAL, , , Wife of Shri SARVESH BAJLA, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

**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**

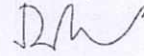
By POS on 03/11/2025 1:16PM with Govt. Ref. No: 192025260322804206 on 03-11-2025, Amount Rs: 200/-, Bank: SBI, Ref. No. 07118002960360/02/2025 on 03-11-2025, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 3620, Amount: Rs.50.00/-, Date of Purchase: 22/07/2025, Vendor name: S S  
Goon



**Biswarup Goswami**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2025, Page from 177344 to 177360  
being No 071107167 for the year 2025.



DA

Digitally signed by BISWARUP GOSWAMI  
Date: 2025.11.07 17:02:59 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 07/11/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.