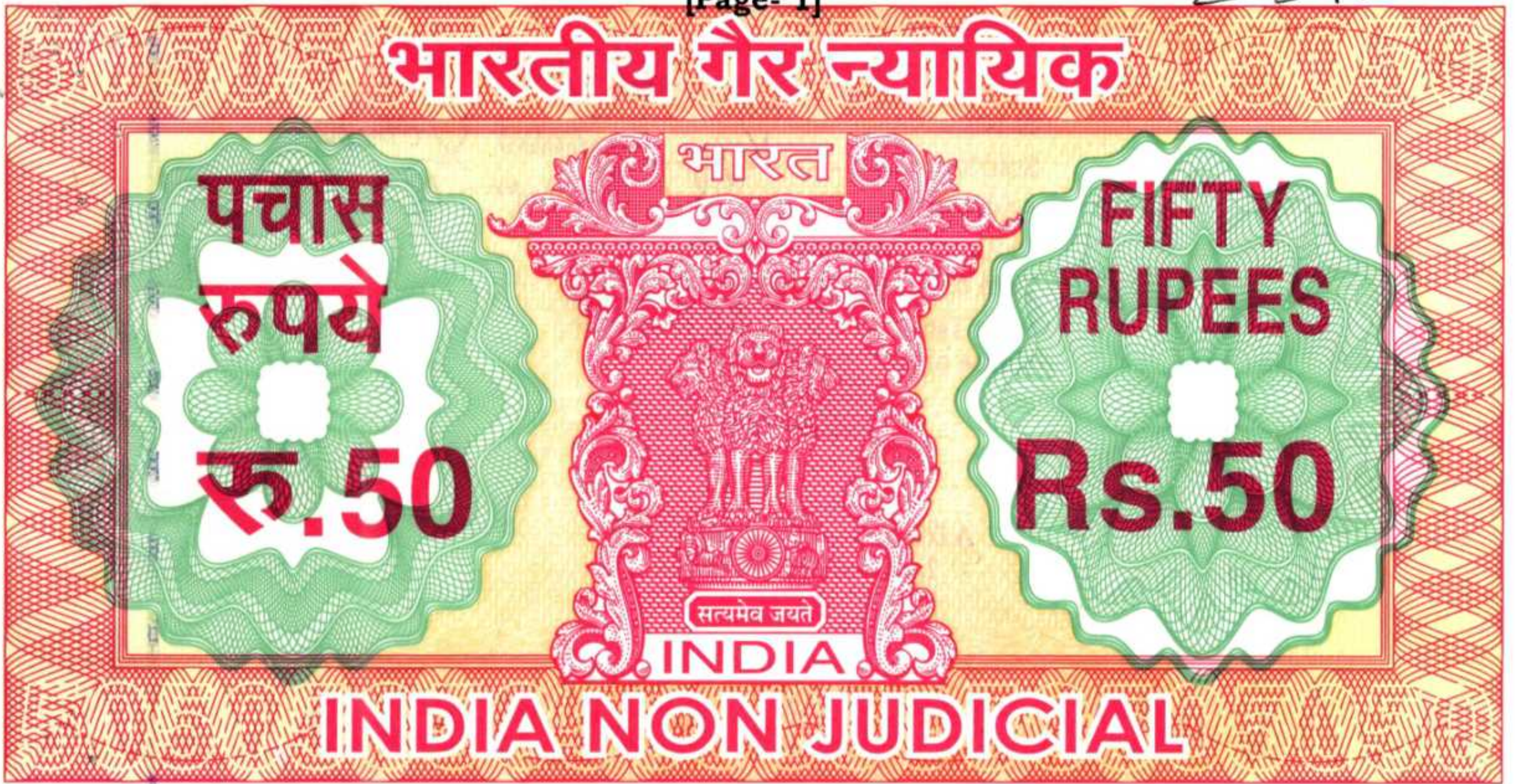


3765

[Page- 1]

R 3715



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 273243

Query No.: 80001093340/2026

GRN No.: 192026270028315028

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE, (1) MR. VIJAY AGARWAL, [PAN- ACIPA3420C], Son of Sri. Prahalad Rai Agarwal, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 16, Punjabi Gali, Benachity, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, (2) MR. CHANDRA PRAKASH MISHRA, [PAN- FQSPM1846K], Son of Anup Kumar Mishra, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: Flat No-13B, Block-3, Natural Heights, 54 Feet Road, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, do hereby state and declare as follows:-

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

A.D.S.R. Durgapur
Paschim Bardhaman

30 APR 2026

Sl. No. 1792 Date 29/04/26
Sold to Vijay Agaswal 2 others.
Address SN Durgapur - 13
Value of Stamp
Date of Purchase of the stamp paper
from Treasury 07 APR 2026
Name of the Treasury from
Durgapur
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



✓

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

30 APR 2026

WHEREAS R.S. Plot No-463 measuring 6 Katha of Mouza- Benachity was purchased by Smt. Amiya Biswas, wife of Subhas Chandra Biswas, vide deedNo- 1878 for the year 1971 of Joint Sub Registrar of Raniganj at Durgapur, after that she mutated her name in the L.R R-O-R in L.R Khatian No. 1857 in L.R Plot No. 1746 measuring 1 Decimal, in L.R Plot no. 1748 measuring 2 Decimal and, in L.R Plot No. 1749 measuring 8 Decimal, and after that she sold R.S plot No. 463 corresponding to L.R Plot No. 1746 measuring 1 Decimal, in L.R Plot no. 1748 measuring 2 Decimal and, in L.R Plot No. 1749 measuring 8 Decimal to present landowner vide Deed No. 3023 for the year 2025 of the A.D.S.R. Durgapur, and after purchasing the aforementioned land they mutated their name in L.R R-O-R, in L.R khatian No. 2602 & 2606;

WHEREAS R.S Plot No. 463 measuring 6 Decimal land, originally belonged to Amullya Ranjan Dey, son of Sarada Prasad Dey and he owned and possessed the said land by way of two Regd. Sale Deeds being Nos. I-3605 and I-3606 both are for the year of 1968 and his name duly been recorded in L.R. Record of right under separate L.R. Khatian No. 47.

AND THEREAFTER during his peaceful possession of the said land said Amullya Ranjan Dey died leaving behind his wife Pratima Dey (now deceased) and his only Son Arun Dey @ Arun Kumar Dey and three daughters namely Anjali Lodh, Amita Khan and Anita Dutta, as his only legal heirs and successors and they equally inherited the land described in the preceding paragraph by way of legal heirs and successors.

AND THEREAFTER said Arun Dey @ Arun Kumar Dey also died on 22.03.2014 leaving behind his wife Sipra Dey (who died on 25.07.2011) and his only daughter Priyanka Dey, as his only legal heir and successor and Priyanka Dey became the absolute owner and possessors of the said land of said deceased Arun Dey @ Arun Kumar Dey and Sipra Dey, according to $\frac{1}{4}$ share of land by way of legal heirs and successor.





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

30 APR 2026

AND THEREAFTER said Anjali Lodh also died on 23.01.2019 leaving her husband Swapan Lodh and her only son Samar Lodh and only daughter Rupali Dey as her only legal heirs and successors and they became the absolute owners and possessors of the said land of deceased Anjali Lodh, according to $\frac{1}{4}$ share of land by way of legal heirs and successor.

AND WHEREAS thereafter (1) Mrs. Dutta Anita Alias Anita Dutta, (2) Mrs. Amita Khan, (3) Mr. Swapan Lodh, (4) Mr. Samar Lodh, (5) Mrs. Rupali Dey, (6) Mrs. Priyanka Dey jointly sold R.S Plot No. 463 corresponding L.R Plot Nos. 1752 & 1753, to present vendor vide Deed No. 2392 for the year 2024 of ADSR Durgapur, after that they mutated their name in L.R. R-O-R in L.R Khatian No. 2531 & 2539.

AND WHEREAS present owner offered for Development R.S Plot No. 463 corresponding to L.R Plot No. 1752, measuring 5 Decimal, L.R Plot No. 1753, measuring 1 decimal, L.R Plot No. 1748 measuring 2 Decimal and L.R Plot No. 1749 measuring 8 Decimal, in total for 16 Decimal, for Development of a multistoried building;

AND WHEREAS We the Raiyat of schedule mentioned land, entered into a Development Agreement with "**SAANVI DEVELOPERS**" [PAN - **AFUFS9708N**] (A Partnership Firm), having its registered office at - Holding No-99/67, RD-53, City: Durgapur, P.O. Benachity, P.S.: Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, hereinafter refereed to and called as the "**DEVELOPER**", Represented by its **Director namely MR. RANA AVIJIT SINGH**, [PAN- **JNBPS9459G**], Son of Mr. Rana Parmindar Singh, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 1/6, Netaji Vidyalaya Road, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, and the same has been duly registered before the **A.D.S.R. Durgapur**,



vide deed no. I- 2856 for the year 2026, Serial No- 2886 for the year 2026, Volume No. 2306-2026.

AND WHEREAS We, do hereby nominate, constitute and appoint, **"SAANVI DEVELOPERS" [PAN – AFUFS9708N]** (A Partnership Firm), having its registered office at - Holding No-99/67, RD-53, City: Durgapur, P.O. Benachity, P.S.: Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, hereinafter refereed to and called as the **"DEVELOPER"**, Represented by its **Director namely MR. RANA AVIJIT SINGH, [PAN- JNBPS9459G]**, Son of Mr. Rana Parmindar Singh, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 1/6, Netaji Vidyalaya Road, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, and as per development agreement has been duly registered before the **A.D.S.R. Durgapur, vide deed no. I- 2856 for the year 2026, Serial No- 2886 for the year 2026, Volume No. 2306-2026**, as our Lawful constituted Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property as mentioned in the schedule below either solely or jointly:

1. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **"SAANVI DEVELOPERS"**.
2. To represent us before the concerned Registrar Office for registering, agreement for Sale/Sale/ lease/mortgage deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment /Parking Spaces etc of which will be constructed over and above our Landed Property mentioned



in the schedule save and except that portion which is allotted in our favour through Development Agreement of **A.D.S.R. Durgapur, vide deed no. I- 2856 for the year 2026, Serial No- 2886 for the year 2026, Volume No. 2306-2026.**

3. To book the flats/Apartments /Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
4. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of our schedule mentioned property.
5. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against the landowners or the developers in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
7. To appear before any office or authority of the Govt. or Durgapur Municipal Corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.



8. To deposit any fees or charges in the office of Durgapur Municipal Corporation or B.L & L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
9. To apply for any type of connection either in the name of firm.
10. To enter into agreement for construction/ reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
11. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
12. To appear and act in all court or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
13. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
14. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
15. To execute any affidavit or bond or any documents in favour of customer or office to the extend of developers allocated share.
16. To submit any application before electricity authority for purpose of electric connection or Water Connection for constructed of multi-storied building and flat therein.



17. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
18. To mortgage the Developer's allocation before any bank or financial institution for obtaining financial assistance for the Development project and present the same before appropriate authority for registration, whenever applicable to the extend to the developers allotted share .
19. To allow any tenancy or lease in respect of the Developer's Allocation of the project to third parties and present the same before appropriate authority for registration.
20. To execute any sale deed or agreement to sale in favour of developers customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
21. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND we do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney our said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

A handwritten signature in black ink, appearing to be 'LOK' with a stylized flourish above it.

FIRST SCHEDULE ABOVE REFERRED TO**(Description of Land)**

All That piece or parcel of Bastu Land admeasuring an area of **16 (Sixteen) Decimal**, be the same, situated within **Mouza- Benachity**, J.L. No. 1187, Police Station: Durgapur, Additional District Sub Registration Office- Durgapur, Dist.: Paschim Bardhaman, under Durgapur Municipal Corporation.

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Classification	Area in Decimal
463	1748 ✓	2602 ✓	Bastu	1.0 ✓
463	1749 ✓	2602 ✓	Bastu	4.0 ✓
463	1748 ✓	2606 ✓	Bastu	1.0 ✓
463	1749 ✓	2606 ✓	Bastu	4.0 ✓
463	1752 ✓	2531 ✓	Bastu	2.5 ✓
463	1752 ✓	2539 ✓	Bastu	2.5 ✓
463	1753 ✓	2531 ✓	Bastu	0.5 ✓
463	1753 ✓	2539 ✓	Bastu	0.5 ✓

Entire Land is butted and bounded:

On the North : House of Jharna

On the South : Chruch

On the East : House of Amiyo Biswas & K. Paul

On the West : 24 feet wide Road (Nutan Pally)

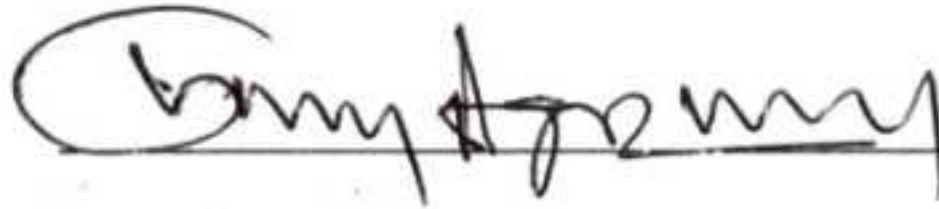
[Handwritten signature]

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 30th Day of April, 2026, before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Apurba Saha
510 Anna Kr Saha
vill - pursha
P.S - Durgapur 7


Chandrababulash Mishra
EXECUTANT

② Sanjiv Kumar
Sh. Sanjiv Kumar
Vid. Angra. Dr. B. S.
P.S - Cumer. Dr. Sanjiv Kumar

SAANVI DEVELOPERS
Rana Anil Kumar
Partner
Signature of Representative of Attorney
Chandrababulash Mishra
Attested by one of the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.


SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007.

DETAILS OF IDENTIFIER WITH PHOTO

1.	NAME (নাম)	APURBA SAIN
2.	FATHER NAME (পিতা)	ARUN KUMAR SAIN
3.	OCCUPATION (পেশা)	LAW CLARK

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

❖	VILLAGE/TOWN (গ্রাম)	VILLAGE- PURUSHA
❖	POST OFFICE (পোস্ট অফিস)	MAYABAZAR
❖	POLICE STATION (থানা)	DURGAPUR
❖	PIN CODE	713207
❖	DISTRICT (জেলা)	PASCHIM BARDHAMAN
❖	STATE (রাজ্য)	WEST BENGAL

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) OTHERS

6. AADHAAR NO : 6484 8850 5039

7. VOTER ID : WEP1979665

আমি (শনাক্তকারী) Development-Lawyer of Attorney এ দলিলে (Query No.)
Vijay Agarwal Retur বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Apurba Sain as identifier identifying the executants of the concerned deed

(Query No.) 8000/093340/2026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Apurba Sain

IDENTIFIER SIGNATURE
(শনাক্তকারীর সাক্ষর)



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192026270028315028

GRN Details

GRN:	192026270028315028	Payment Mode:	SBI Epay
GRN Date:	29/04/2026 17:10:34	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4923320736213	BRN Date:	29/04/2026 17:10:53
Gateway Ref ID:	5259354865	Method:	Punjab National Bank - Retail and Corporate NB
GRIPS Payment ID:	290420262002831501	Payment Init. Date:	29/04/2026 17:10:34
Payment Status:	Successful	Payment Ref. No:	8001093340/3/2026
[Query No*/Query Year]			

Depositor Details

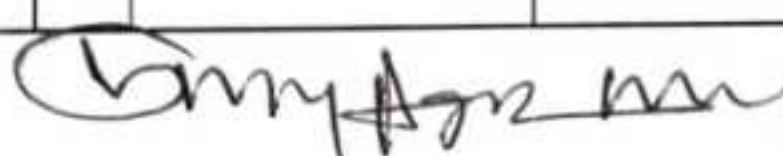
Depositor's Name:	Mr VIJAY AGARWAL
Address:	16 No.Punjabi Gally, Subhas Pally, Benachity, Durgapur-13
Mobile:	8101520165
Email:	saanvidevelopers25@gmail.com
Period From (dd/mm/yyyy):	29/04/2026
Period To (dd/mm/yyyy):	29/04/2026
Payment Ref ID:	8001093340/3/2026
Dept Ref ID/DRN:	8001093340/3/2026

Payment Details

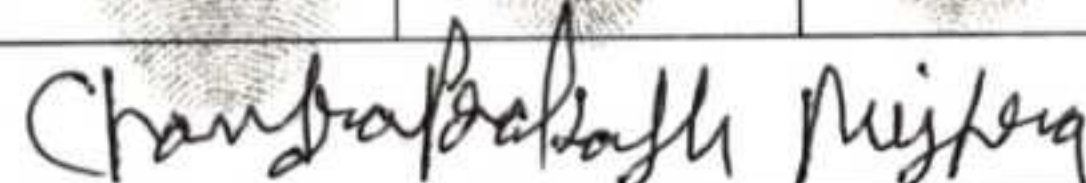
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	8001093340/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	200
2	8001093340/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				500

IN WORDS: FIVE HUNDRED ONLY.

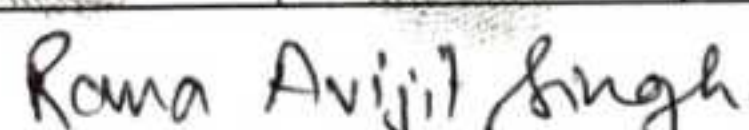
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	Left					
	Right					

Signature : 

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	Left					
	Right					

Signature : 

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	Left					
	Right					

Signature : 

		Thumb	Fore	Middle	Ring	Little
	Left					
	Right					

Signature :


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 LJK4372801




নির্বাচকের নাম : বিজয় আগরওয়াল
 Elector's Name : Vijay Agarwal
 পিতার নাম : প্রহলাদরাই
 Father's Name : Prahaladrai Agarwal
 লিঙ্গ/Sex : পুরুষ/ M
 জন্ম তারিখ : 05/01/1974
 Date of Birth : 05/01/1974

LJK4372801
 ঠিকানা:
 C-16, পাঞ্জাবী গলি, সুভাষ গলি
 বর্ডোয়া, দুর্গাপুর, বর্ধমান-713213
 Address:
 C-16, PANJABI GALLY, SUBHAS
 PALLY, BENACHITY, DURGAPUR, BURDWA
 N-713213



Date: 26/11/2013
 277-দুর্গাপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচন নিবন্ধন
 অধিকারিত্বের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 277-Durgapur Paschim Constituency

ক্রিয়াকর্ম পরিবর্তন হলে নতুন ঠিকানার বোর্ডের বিধি মতে প্রাপ্য নথি
 সংগে নতুন নথি পরিবেশন করা হলে নতুন করে নথি
 পরিবর্তনের নথিটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Dmy...

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের সচিত্র পরিচয় পত্র ELECTOR PHOTO IDENTITY CARD

WEP2805836



নাম : চন্দ্র প্রকাশ মিশ্র
Name : CHANDRA PRAKASH MISHRA
পিতার নাম : অনুপ কুমার মিশ্র
Father's Name : ANUP KUMAR MISHRA

EPIC No. : WEP2805836

লিঙ্গ/Gender : পুরুষ / Male
জন্ম তারিখ / বয়স : 02-03-2001
Date of Birth/ Age :

ঠিকানা : 13B, ব্লক-3, ন্যাচারাল হাইটস, 54ফুট, দুর্গাপুর,
বেনাচিতি, পশ্চিম বর্ধমান, পশ্চিমবঙ্গ-713213
Address : 13B, BLOCK-3, NATURAL HEIGHTS, 54FT,
DURGAPUR, BENACHITY, PASCHIM BARDHAMAN, WEST
BENGAL-713213

তারিখ/ Date : 17-05-2022 নির্বাচক নিবন্ধন আধিকারিক
Electoral Registration Officer

বিধানসভা নির্বাচনকেন্দ্রের নং ও নাম : 277-দুর্গাপুর পশ্চিম
(সাধারণ)
Assembly Constituency No. and Name : 277-Durgapur
Paschim (GENERAL)

Note
1. প্রতি নির্বাচনের আগে, অনুগ্রহ করে দেখে নিন বর্তমান ভোটার তালিকায়
আপনার নাম আছে কিনা।
1) Before every Election, please check that your name exists in
current electoral roll.
2. নির্বাচনের উদ্দেশ্যে ব্যতীত, এই কার্ডটি বয়সের প্রমাণপত্র নয়।
2) This card is not a proof of age except for the purpose of
election.

Chandra Prakash Mishra


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WEP2377091




নির্বাচকের নাম : রানা অভিজিৎ সিং
 Elector's Name : Rana Avijit Singh
 পিতার নাম : রানা পারমিন্দর সিং
 Father's Name : Rana Parmindar Singh
 লিঙ্গ/Sex : পুং / M
 জন্ম তারিখ : 06/02/1999
 Date of Birth

WEP2377091

ঠিকানা
 বেনাচিটি নাবাপল্লী, দুর্গাপুর, পশ্চিম বর্ধমান-713213

Address:
 BENACHITY NABAPALLY, DURGAPUR (M CORP), DURGAPUR, PASCHIM BARDHAMAN-713213

Date: 30/01/2018

277 - দুর্গাপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for
 277 - Durgapur Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number

86 / 863

Rana Avijit Singh



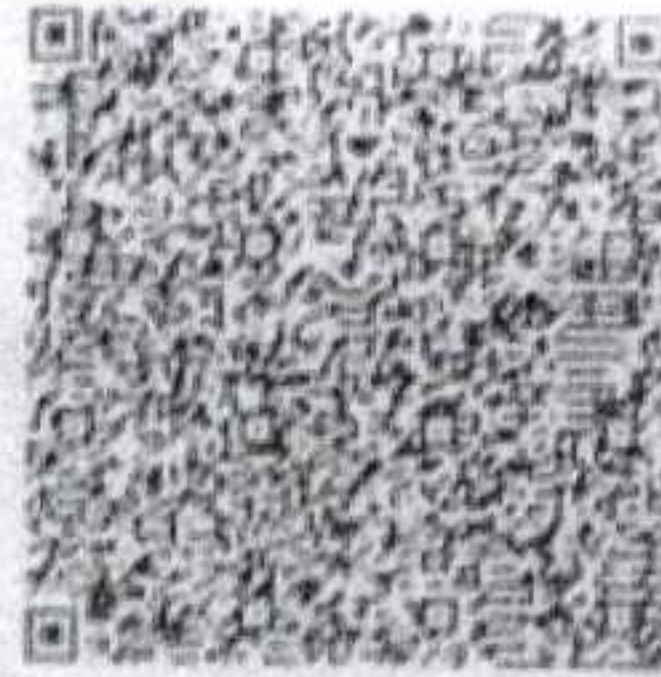
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFUFS9708N

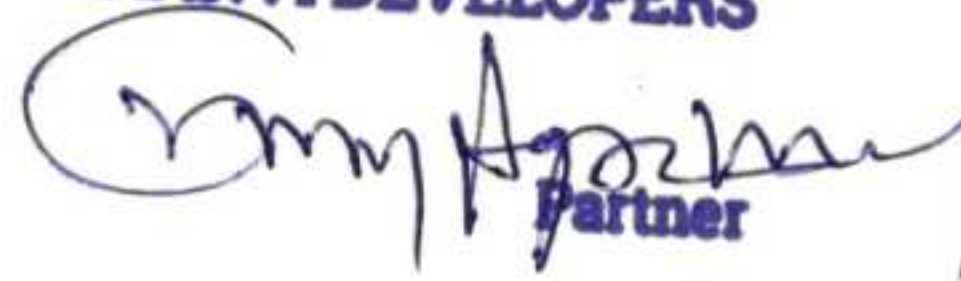


नाम / Name
SAANVI DEVELOPERS

28122025

निगमन/गठन की तारीख
Date of Incorporation/Formation
22/12/2025

SAANVI DEVELOPERS


Partner

✓

Major Information of the Deed

Deed No :	I-2306-03715/2026	Date of Registration	30/04/2026
Query No / Year	2306-8001093340/2026	Office where deed is registered	
Query Date	29/04/2026 1:51:20 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	S MUKHRJEE DURGAPUR, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8101891226, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 88,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230602856/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

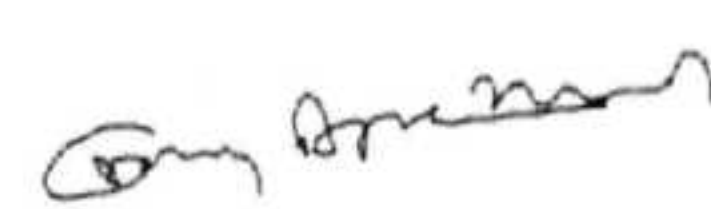
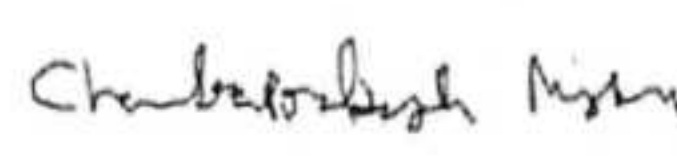
Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Nutan Pally Road, Mouza: Benachity, Pin Code : 713213

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-1748	LR-2602	Bastu	Bastu	1 Dec		5,50,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1749	LR-2602	Bastu	Bastu	4 Dec		22,00,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1748	LR-2606	Bastu	Bastu	1 Dec		5,50,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1749	LR-2606	Bastu	Bastu	4 Dec		22,00,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1752	LR-2531	Bastu	Bastu	2.5 Dec		13,75,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-1752	LR-2539	Bastu	Bastu	2.5 Dec		13,75,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-1753	LR-2531	Bastu	Bastu	0.5 Dec		2,75,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-1753	LR-2539	Bastu	Bastu	0.5 Dec		2,75,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			16Dec	0 /-	88,00,000 /-	
		Grand Total :			16Dec	0 /-	88,00,000 /-	

Principal Details :

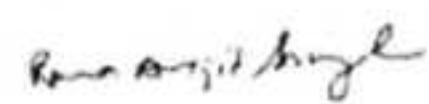
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr VIJAY AGARWAL (Presentant) Son of Mr PRAHALAD RAI AGARWAL Executed by: Self, Date of Execution: 30/04/2026 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office	Photo  30/04/2026	Finger Print  LTI 30/04/2026	Signature  30/04/2026
16, Punjabi Gali, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ACxxxxxx0C, Aadhaar No: 98xxxxxxxx3560, Status :Individual, Executed by: Self, Date of Execution: 30/04/2026 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office				
2	Name Mr CHANDRA PRAKASH MISHRA Son of Mr ANUP KUMAR MISHRA Executed by: Self, Date of Execution: 30/04/2026 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office	Photo  30/04/2026	Finger Print  LTI 30/04/2026	Signature  30/04/2026

Flat No-13B, Block-3, Natural Heights, 54 Feet Road, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX1 , PAN No.:: FQxxxxxx6K, Aadhaar No: 56xxxxxxxx4250, Status :Individual, Executed by: Self, Date of Execution: 30/04/2026
 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office

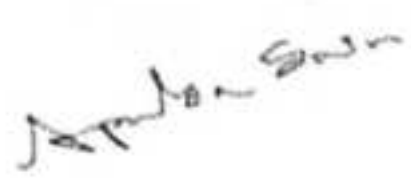
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAANVI DEVELOPERS Holding No-99/67, RD-53, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AFxxxxxx8N,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
	Mr RANA AVIJIT SINGH Son of Mr RANA PARMINDAR SINGH Date of Execution - 30/04/2026, , Admitted by: Self, Date of Admission: 30/04/2026, Place of Admission of Execution: Office	 Apr 30 2026 3:31PM	 LTI 30/04/2026	 30/04/2026
	1/6, Netaji Vidyalaya Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: JNxxxxxx9G, Aadhaar No: 92xxxxxxxx1778 Status : Representative, Representative of : SAANVI DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APURBA SAIN Son of ARUN KUMAR SAIN PURUSHA, City:- , P.O:- MAYABAZAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713207	 30/04/2026	 30/04/2026	 30/04/2026
Identifier Of Mr VIJAY AGARWAL, Mr CHANDRA PRAKASH MISHRA, Mr RANA AVIJIT SINGH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr CHANDRA PRAKASH MISHRA	SAANVI DEVELOPERS-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr CHANDRA PRAKASH MISHRA	SAANVI DEVELOPERS-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr VIJAY AGARWAL	SAANVI DEVELOPERS-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr VIJAY AGARWAL	SAANVI DEVELOPERS-4 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr VIJAY AGARWAL	SAANVI DEVELOPERS-2.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr CHANDRA PRAKASH MISHRA	SAANVI DEVELOPERS-2.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr VIJAY AGARWAL	SAANVI DEVELOPERS-0.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr CHANDRA PRAKASH MISHRA	SAANVI DEVELOPERS-0.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Nutan Pally Road, Mouza: Benachity, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1748, LR Khatian No:- 2602	Owner:চন্দ্রপ্রকাশ মিশ্র , Gurdian:অনুপ কুমার মিশ্র, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1749, LR Khatian No:- 2602	Owner:চন্দ্রপ্রকাশ মিশ্র , Gurdian:অনুপ কুমার মিশ্র, Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1748, LR Khatian No:- 2606	Owner:বীজয় আগরওয়াল, Gurdian:প্রহ্লাদ রাই আগরওয়াল, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 1749, LR Khatian No:- 2606	Owner:বীজয় আগরওয়াল, Gurdian:প্রহ্লাদ রাই আগরওয়াল, Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1752, LR Khatian No:- 2531	Owner:বীজয় আগরওয়াল, Gurdian:প্রহ্লাদ রাই আগরওয়াল, Address:নিজ , Classification:বাস্তু, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1752, LR Khatian No:- 2539	Owner:চন্দ্রপ্রকাশ মিশ্রা, Gurdian:অনুপ কুমার মিশ্রা, Address:নিজ , Classification:বাস্তু, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1753, LR Khatian No:- 2531	Owner:বীজয় আগরওয়াল, Gurdian:প্রহ্লাদ রাই আগরওয়াল, Address:নিজ , Classification:বাস্তু, Area:0.00500000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1753, LR Khatian No:- 2539	Owner:চন্দ্রপ্রকাশ মিশ্রা, Gurdian:অনুপ কুমার মিশ্রা, Address:নিজ , Classification:বাস্তু, Area:0.00500000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230603715 / 2026

On 30-04-2026

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 14:16 hrs on 30-04-2026, at the Office of the A.D.S.R. DURGAPUR by Mr VIJAY AGARWAL , one of the Executants.

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 88,00,000/-

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

Execution is admitted on 30/04/2026 by 1. Mr VIJAY AGARWAL, Son of Mr PRAHALAD RAI AGARWAL, 16, Punjabi Gali, Benachity, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mr CHANDRA PRAKASH MISHRA, Son of Mr ANUP KUMAR MISHRA, Flat No-13B, Block-3, Natural Heights, 54 Feet Road, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr APURBA SAIN, , Son of ARUN KUMAR SAIN, PURUSHA, P.O: MAYABAZAR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-04-2026 by Mr RANA AVIJIT SINGH, PARTNER, SAANVI DEVELOPERS (Partnership Firm), Holding No-99/67, RD-53, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr APURBA SAIN, , Son of ARUN KUMAR SAIN, PURUSHA, P.O: MAYABAZAR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/04/2026 5:10PM with Govt. Ref. No: 192026270028315028 on 29-04-2026, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 4923320736213 on 29-04-2026, Head of Account 0030-03-104-001-16
Online on 30/04/2026 4:01PM with Govt. Ref. No: 192026270029299168 on 30-04-2026, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 3073768765637 on 30-04-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1792, Amount: Rs.50.00/-, Date of Purchase: 29/04/2026, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/04/2026 5:10PM with Govt. Ref. No: 192026270028315028 on 29-04-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 4923320736213 on 29-04-2026, Head of Account
Online on 30/04/2026 4:01PM with Govt. Ref. No: 192026270029299168 on 30-04-2026, Amount Rs: 10/-, Bank: SBI EPay (SBlePay), Ref. No. 3073768765637 on 30-04-2026, Head of Account 0030-02-103-003-02



Amaresh sah

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2026, Page from 87101 to 87124

being No 230603715 for the year 2026.



Digitally signed by Amaresh Sah
Date: 2026.05.04 14:56:40 +05:30
Reason: Digital Signing of Deed.

(Amaresh sah) 04/05/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.