

10774/25

3-10814/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

3233071(2)/25

K 962852

10/12
01-51 PM

GR

MV 3154.10.77
SE 5000/-
DB - 10/12/25
W.C. - 511/-
P. 33-1

Certified that the document is admitted to registration and the Signature Sheet/ Sheets and the endorsement Sheet/ Sheets attached with this document are the Part of this document.

**Additional District Sub-Registrar.
Contai-1.**

19 DEC 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 19th Day of December, Two Thousand and Twenty-Five (2025).

Santanu

Santanu Bhuniya
Read. Deed Writer

BETWEEN

1) **MR. SIVA PRASAD PRADHAN**, having its (PAN No - **ALEPP2940D & Aadhaar No 7677 0070 7126**) son of Sasanka Sekhar Pradhan, by faith -Hindu, by occupation - Business, and
 2) **MR. SANKAR PRASAD PRADHAN**, having its (PAN No - **ALCPP2767L & Aadhaar No 3403 8707 1349**), son of Sasanka Sekhar Pradhan, by faith -Hindu, by occupation - Business, 3) **MRS. SUNIPA PRADHAN**, having its (PAN No - **AMPPP6431K & Aadhaar No 7940 2252 8623**), wife of Siva Prasad Pradhan, by faith -Hindu, by occupation - Business, 4) **MRS. SURUPA PRADHAN**, having its (PAN No - **AMPPP6430J & Aadhaar No 2781 9053 3613**), wife of Sankar Prasad Pradhan, by faith -Hindu, by occupation - Business, all are residing at - Village & P.O. - Majna, P.S. - Contai, District - Purba Medinipur, West Bengal -721438, hereinafter jointly referred to as the **OWNERS / VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs. executors, successors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

MS SHIVANI CONSTRUCTION (PAN NO -ABTFM2717J), having its office at 457/New Kishorenagar, Ward No - 19, P.O - Contai Bazar, P.S - Contai, District - Purba Medinipur, West Bengal - 721401, **duly represented by its partners and constituted attorney duly appointed by registered Power of Attorney, recorded in Book - IV, being No - 71 for the year 2025, registered in the office of A.D.S.R. Contai - I) MR. SIVA PRASAD PRADHAN**, having its (PAN No - **ALEPP2940D & Aadhaar No 7677**

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0070 7126) son of SasankaSekhar Pradhan, by faith -Hindu, by occupation - Business, and **2) MR. SANKAR PRASAD PRADHAN**, having its (**PAN No - ALCPP2767L & Aadhaar No 3403 8707 1349**), son of Sasanka Sekhar Pradhan, by faith - Hindu, by occupation - Business, **hereinafter called and referred to as the 'DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns)of the "SECOND PART".

WHEREAS by way of inheritance and two separate Deed of sale dated 24.06.1938 being no 1299 and another one dated 15.09.1944 being no 4728 one Anil Baran Maity and his brother Sunil Baran Maity both son of Barendra Kumar Maity were the joint owners of the land, lying and situated under Police Station - Contai, within the jurisdiction of Additional District Sub Registration office - Contai, in the District of Purba Medinipur, West Bengal.

AND WHEREAS said Anil Baran Maity and Sunil Baran Maity made a Deed of exchange dated 12.08.1987 registered before the D.S.R. Purba Medinipur, recorded in Book No - 1, Volume Number 78, Page from 195 to 202, being No 4630 for the year 1987 for demarcation and exchange of their land.

AND WHEREAS after the consequence said Anil Baran Maity became the owner of land measuring about 108 Decimal under Khatian no 333, 581, 335, 336 bethesamealittlemoreorless, lyingandsituatedatMouza - Athilagory, J.L. No - 370, Touzi No 293 under Police Station - Contai, within the jurisdiction of Additional District Sub Registration office - Contai -I, in the District of Purba Medinipur, West Bengal.

AND WHEREAS while in possession by way of deed of gift Anil Baran Maity gifted his land to his son Anup Maity of ALL THAT piece and parcel of land measuring about 5 Decimal comprised in R.S. Dag No 505 corresponding to L.R. Dag No 729 under R.S. Khatian No 333, 11 Decimal comprised in R.S. Dag No 504 corresponding to L.R. Dag No. 728 under R.S. Khatian No 581 and 45.65 Decimal comprised in R.S. Dag No 515 corresponding to L.R. Dag No 742 under R.S. Khatian No 336 total admeasuring about 61.65 Decimal under L.R. Khatian No 83 bethe samea little moreorless, lyingandsituatedat Mouza - Athilagory, J.L. No - 370, Touzi No 293 under Police Station - Contai, within the jurisdiction of Additional District Sub Registration office - Contai, in the District of Purba Medinipur, West Bengal, by a registered Deed of Gift dated 31.12.1991 registered before the A. D.S.R. Contai - I, in the District of Purba Medinipur recorded in Book No - 1, Volume Number 1, Page from 1 to 8, being No 1 for the year 1992.

AND WHEREAS after the aforesaid gift Anup Maity recorded and mutated his name before the concerned B.L.&.L.R.O under Khatian No 101/1 and peacefully sized and possessed of the aforesaid property.

AND WHEREAS the said Anup Maity sold transferred and conveyed of ALL THAT piece and parcel of Bastu&Udbastu land measuring about 2 Decimal comprised in L.R. Dag No 728, 5 Decimal comprised in L.R. Dag No 729 and 24.65 Decimal comprised in L.R. Dag No. 742 total admeasuring about 31.65 Decimal under L.R. Khatian No 101/1 bethe samealittle moreorless, lyingandsituatedat Mouza - Athilagory, J.L. No - 370, under Police Station - Contai, within the jurisdiction of Additional District Sub Registration office - Contai - 1, in the District of Purba Medinipur, West Bengal in favour of Mr. Siva Prasad Pradhan, Mr. Sankar Prasad Pradhan, Smt. Sunipa

Pradhan & Smt. Surupa Pradhan described as the Vendors herein, by a registered Deed of Sale dated 14.09.2021 registered before the A.D.S.R. Contai -I, in the District of Purba Medinipur recorded in Book No - 1, Volume Number 1102-2021, Page from 130543 to 130575, being No 110207155 for the year 2021.

AND WHEREAS by another Deed of Sale the said Anup Maity sold transferred and conveyed of ALL THAT piece and parcel of Bastu land measuring about 9 Decimal comprised in L.R. Dag No 728, and 21 Decimal comprised in L.R. Dag No. 742 total admeasuring about 30 Decimal under L.R. Khatian No 101/1&83 bethesamealittlemoreorless,lyingandsituatedatMouza - Athilagory, J.L. No - 370, under Police Station - Contai, within the jurisdiction of Additional District Sub Registration office - Contai - 1, in the District of Purba Medinipur, West Bengal in favour of Mr. Siva Prasad Pradhan, Mr. Sankar Prasad Pradhan, Smt. Sunipa Pradhan & Smt. Surupa Pradhan described as the Vendors herein, by a registered Deed of Sale dated 14.09.2021 registered before the A.D.S.R. Contai -I, in the District of Purba Medinipur recorded in Book No - 1, Volume Number 1102-2021, Page from 130511 to 130542, being No 110207156 for the year 2021.

AND WHEREAS after registered of two deed of sale said Anup Maity and the said Vendors herein made two different Deed of Declaration which was duly registered before A.R.A. -IV Kolkata recorded in Book No - IV, Volume Number - 1904-2025, Page from - 11942 to 11958, being no 190400517 for the year 2025 and another one recorded in Book No - IV, Volume Number - 1904-2025, Page from - 11959 to 11974, being no 190400518 for the year 2025

AND WHEREAS after the aforesaid two Deed of Sale said Mr. Siva Prasad Pradhan, Mr. Sankar Prasad Pradhan, Smt. Sunipa Pradhan & Smt. Surupa Pradhan described as the Vendors herein recorded and mutated their names before the concerned B.L.& L.R. O under Khatian No 4307,4308, 4309, & 4310 respectively and mutated their name before the Contai Municipality.

- A. The Owners intends to construct a multi storied building on the said land for which the DEVELOPER has approached the Owners for construction a new building. The DEVELOPER has agreed to develop the said premises on the terms and conditions hereinafter contained.**
- B. The Owners have also held out represented before and assured the Developer, inter alia, as follows:**
 - I. The Owners are the full and absolute owners of the said premises free from all encumbrance and liabilities whatsoever;**
 - II. The said premises and every part thereof is free from all encumbrances mortgages charges leases tenancies occupancy rights, liens, lispendense, attachments, acquisition, requisition, alignment claims, demands and liabilities of whatsoever or howsoever nature and the owners are in 'Khas' and absolute possession of the entirety of the said premises;**
 - III. Save and except the Owners no person has or can claim any right, title, interest or share whatsoever or howsoever in the said premises or any part thereof.**

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- IV. There is no suit or proceeding pending against the Owners regarding the title or the Owners to the said premises or any part thereof or otherwise relating to the said premises or any part thereof.
- V. There is no subsisting Development agreement or agreement for sale or otherwise transfer of the said premises or any part thereof nor any Power of Attorney or any other document concerning the said premises or any part thereof in favour of any person nor have the Owners otherwise dealt with the said premises or any part thereof or accepted any earnest money or consideration there against from any other person.
- VI. That there is no difficulty in the Owners complying with the terms and conditions hereunder agreed to be observed fulfilled and performed by them.
- D. The Developer has examined before the signing of these presents the title deeds and other relevant documents of the said premises with regard to the title of the property and nature of the land and assured the Owners that Developer is satisfied about the same and in no manner the Developer shall raise any objection in the future with regard to the documents of the said premises and the same shall not obstruct the Developer in any manner to construct the Multi storied residential building in the said premises and based on the such assurances and representation from the Developer the Owners have decided to enter into this presents.

E. The parties hereto have jointly decided to reduce in writing being these presents the terms and conditions so mutually agreed upon by and between them.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

ARTICLE - I - DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with: -

a) **PREMISES shall mean** ALL THAT piece and parcel of Bastu land measuring about 11 Decimal comprised in L.R. Dag No 728, 5 Decimal comprised in L.R. Dag No. 729 and 46 Decimal comprised in L.R. Dag No. 742 total admeasuring about 62 Decimal under L.R. Khatian No 4309, 4308, 4310 & 4307 bethesamealittlemoreorless, lyingandsituatedat Mouza - Athilagory, J.L. No - 370, under Police Station - Contai, within the jurisdiction of Additional District Sub Registration office - Contai - I, in the District of Purba Medinipur, West Bengal, as **morefully and particularly described in the FIRST SCHEDULE hereunder written.**

b) **ARCHITECT shall mean** the any person or firm appointed by the DEVELOPER.

c) **BUILDING shall mean** mainly the new Residential & Commercial building to be constructed by the DEVELOPER.

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d) **UNIT PURCHASERS/HOLDERS** shall mean all persons, who purchase or agree to purchase and be in possession of the units in the building without car parking spaces (including the Owners and the Developer if they or any one of them retain any one or more Units out of their respective allocations hereunder for their own respective use).

e) **COMMON AREAS INSTALLATIONS AND FACILITIES** shall mean and include the pathways, passages, driveway, lobby, corridors, stairway landings, lift shaft, lifts machine room with all equipment's and accessories, rooms for water pump, association, deep tube-well (if provided), underground water reservoir, overhead water tank, water pump with motor, water filtration plant, electrical, plumbing and other installations and facilities in or for the building for being used in common by the Unit Holders as morefully described in the **SECOND SCHEDULE** hereunder written

f) **PLAN** shall mean the plans, drawings and specifications of the building sanctioned by the **Contai Municipality and/or Competent Authority** vide 273/21-22 dated 02.02.2022 and its extensions accordingly.

g) **OWNERS' ALLOCATION** shall mean 50% of the sale proceed of the entire project within the proposed new building to be constructed over the **FIRST SCHEDULE** of Property.

h) **DEVELOPERS'/PROMOTERS' ALLOCATION:** shall mean the remaining 50% of the sale proceed of the entire project within the proposed new building to be constructed over the **FIRST SCHEDULE** of Property including proportionate share of the common facilities and amenities.

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i) **COMMON EXPENSES** shall mean and include all expenses to be incurred for the management maintenance upkeep security and administration of the building and other common purposes and rendition or services in common to the Unit Purchasers/ Holders after the delivery and/or possession of the flat and/or apartments to respective purchaser as morefully described in the **THIRD SCHEDULE** hereunder written;

j) **COMMON PURPOSES** shall mean and include the purposes of managing, maintaining, up-keeping, administering and security or the building and in particular the common areas installations and facilities, rendition of common services in common to the Unit Purchasers/ Holders, collection and disbursement of common expenses and dealing with all matters of common interest of the Unit Purchasers/ Holders;

k) **UNITS** shall mean all the residential apartments/ Commercial shops, Garage and other constructed areas in the building capable of being held, occupied and used as exclusive and independent residential flat/apartment.

l) **BUILT-UP AREA** in respect of any unit shall mean the plinth area of such Unit and include, inter-alia, the area of the balconies, if any, attached thereto, the thickness of the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two units then only one-half of the area under such wall or column be included in each such Unit.

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m) **PROPORTIONATE** or **PROPORTIONATELY** or **PROPORTIONATE SHARE** according to the context shall mean the proportion in which the built-up area of any Unit may bear to the built-up area of all Units in the building.

n) **ROOF RIGHT** shall mean common right between the owners and Developer and the same will be proportionate to owners and developer according to these presents. Be it mentioned here that all purchasers deriving interest in the said property shall have no right over the roof until and unless the Owners and Developer allow the same to the Purchasers in writing.

o) **DISPUTES OR DIFFERENCES** between the parties to be referred to an **ARBITRATOR**. The arbitrator to be appointed shall be appointed by the mutual consent of the Owners & the **DEVELOPER** for settlement of the disputes between both the **PARTIES** and award of the Arbitrator so appointed shall binding upon both the parties and final.

p) **TRANSFER**: shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

ARTICLE - II: COMMEENCEMENT & DURATION

2.1 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement.

ARTICLE - III:

OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES: -

3.1 The owner (s) hereby declare that they are the joint and absolute owner (s) of the **FIRST SCHEDULED** property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrance's charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said land

3.2 That the owner (s) hereby agreed that they will not grant lease, mortgage, charge or encumber the first scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

3.3. That the owner (s) hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Plaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the First schedule land and betterment of project and also for the betterment of title over the Schedule property and the owner(s) also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the owner(s) herein.

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17. In case agreement unless it is contrary or repugnant to the context.

a) Singular shall include the plural and vice-versa.

b) Masculine shall include the feminine and vice-versa.

FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

ALL THAT piece and parcel of Bastu land measuring about 11 Decimal comprised in L.R. Dag No 728, 5 Decimal comprised in L.R. Dag No. 729 and 46 Decimal comprised in L.R. Dag No. 742 total admeasuring about 62 Decimal under L.R. Khatian No 4309, 4308, 4310 & 4307 bethe samealittle moreorless, lyingandsituatedat Mouza - Athilagory, J.L. No - 370, under Police Station - Contai, within the jurisdiction of Additional District Sub Registration office - Contai - I, in the District of Purba Medinipur, West Bengal.

ON THE NORTH : OTHERS PUBLIC LAND

ON THE SOUTH : SRIRUPA CINEMA ROAD

ON THE EAST : MUNICIPALITY ROAD AND OTHERS PUBLIC LAND

ON THE WEST : CONTAI BISWAMBER SISHU UDDYAN

SPECIMEN FORM FOR TEN FINGERPRINTS



Sivaprasad Prasad

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sivaprasad Prasad



Sankar Banerjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sankar Banerjee



Surya Pradhan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Surya Pradhan



Surya Pradhan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Surya Pradhan

SPECIMEN FORM FOR TEN FINGERPRINTS



Santanu Bhunia

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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IN WITNESS WHEREOF the parties above named have set and subscribed their respective seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS AND DEVELOPER IN THE PRESENCE OF:

1. Subir Jant
Haradhan Jant
Hamir Mahal

Susipa Pradhan
Jyotika Pradhan.

VENDORS/OWNERS

2. Radhendra Nath Jara
S/O-Head Magdharma Nath Jara
Vill- Khatrasani

SHIVANI CONE ✓
Giva pradhan
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Prepared in my Office as per the Instruction and on the basis of the Documents supplied by the Parties

Sankar Prasad Pradhan

DEVELOPER

Drafted & Prepared at by Santanu Bhuniya, C/
O- Radha Krishna Bhuniya, Vill- Pania, P.O.-
Majna, Contai-2 A. D. S. R. Office 1407/231 no.
license deed writer --- Santanu Bhuniya.

Computer typed by :

Shripa Gini

SHIVANI CONSTRUCTION

Major Information of the Deed



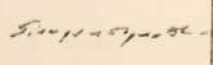


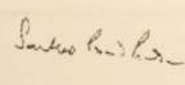


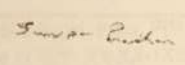
Deed No :	I-1102-10814/2025	Date of Registration	19/12/2025
Query No / Year	1102-2003233074/2025	Office where deed is registered	
Query Date	01/12/2025 3:51:23 PM	A.D.S.R. CONTAI-I, District: Purba Midnapore	
Applicant Name, Address & Other Details	Santanu Bhuniya Vill: Pania, Post Office : Majna, Contact : 9851655041 / 7318630596 / 8346916164, Thana : Contai, District : Purba Midnapore, WEST BENGAL, PIN - 721433, Mobile No. : 9734321896, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 3,54,08,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75 000/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks			



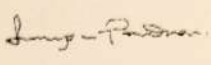
Land Details :

District: Purba Midnapore, P.S:- Contai, Municipality: CONTAI, Mouza: Athilagory, JI No: 370, Pin Code : 721401

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-728 (RS -504)	LR-4309	Commercial Use	Bastu	11 Dec	73,92,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-729 (RS -505)	LR-4308	Commercial Use	Bastu	5 Dec	33,60,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-742 (RS -515)	LR-4310	Commercial Use	Bastu	46 Dec	2,46,56,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					62Dec	0 /-	354,08,000 /-
Grand Total :					62Dec	0 /-	354,08,000 /-

Land Lord Details :



















Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Siva Prasad Pradhan Son of Mr Sasanka Sekhar Pradhan Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office</p>	<p>Photo</p>  <p>19/12/2025</p>	<p>Finger Print</p>  <p>Captured LTI 19/12/2025</p>	<p>Signature</p>  <p>19/12/2025</p>
<p>Village:- Majna, P.O:- Majna, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721433 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: alxxxxx0d, Aadhaar No: 76xxxxxxx7126, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Sankar Prasad Pradhan (Presentant) Son of Mr Sasanka Sekhar Pradhan Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office</p>	<p>Photo</p>  <p>19/12/2025</p>	<p>Finger Print</p>  <p>Captured LTI 19/12/2025</p>	<p>Signature</p>  <p>19/12/2025</p>
<p>Village:- Majna, P.O:- Majna, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721433 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: alxxxxx7l, Aadhaar No: 34xxxxxxx1349, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office</p>				
3	<p>Name</p> <p>Mrs Sunipa Pradhan Wife of Mr Siva Prasad Pradhan Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office</p>	<p>Photo</p>  <p>19/12/2025</p>	<p>Finger Print</p>  <p>Captured LTI 19/12/2025</p>	<p>Signature</p>  <p>19/12/2025</p>
<p>Village:- Majna, P.O:- Majna, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721433 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: amxxxxx1k, Aadhaar No: 79xxxxxxx8623, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
Mrs Surupa Pradhan Wife of Mr Sankar Prasad Pradhan Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
19/12/2025	LTI 19/12/2025	19/12/2025	
Village:- Majna, P.O:- Majna, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721433 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.:: amxxxxx0j, Aadhaar No: 27xxxxxxxx3613, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office			

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	MS SHIVANI CONSTRUCTION Village:- Kishorenagar, P.O- Contai, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721401 Date of Incorporation: XX-XX-2XX2 , PAN No.:: ABxxxxxx7J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Mr Siva Prasad Pradhan Son of Mr Sasanka Sekhar Pradhan Date of Execution - 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 , Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Doc 19 2025 4:25PM</td> <td>LTI 19/12/2025</td> <td>19/12/2025</td> <td></td> </tr> </tbody> </table> <p>Village:- Majna, P.O:- Majna, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX4 , PAN No.:: ALxxxxxx0D, Aadhaar No: 76xxxxxxxx7126 Status : Representative, Representative of: MS SHIVANI CONSTRUCTION (as Developer)</p>	Name	Photo	Finger Print	Signature	Mr Siva Prasad Pradhan Son of Mr Sasanka Sekhar Pradhan Date of Execution - 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 , Place of Admission of Execution: Office		 Captured		Doc 19 2025 4:25PM	LTI 19/12/2025	19/12/2025	
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 No.:: ALxxxxxx7L, Aadhaar No: 34xxxxxxxx1349 Status : Representative, Representative of : MS
 SHIVANI CONSTRUCTION (as Developer)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Santanu Bhuniya Son of Late Radhakrishna Bhuniya Village:- Pania, P.O.- Majna, P.S.-Contai, District:-Purba Midnapore, West Bengal, India, PIN- 721433		 Captured	
	19/12/2025	19/12/2025	19/12/2025

Identifier Of Mr Siva Prasad Pradhan, Mr Sankar Prasad Pradhan, Mrs Sunipa Pradhan, Mrs Surupa Pradhan, Mr Siva Prasad Pradhan, Mr Sankar Prasad Pradhan

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Siva Prasad Pradhan	MS SHIVANI CONSTRUCTION-2.75 Dec
2	Mr Sankar Prasad Pradhan	MS SHIVANI CONSTRUCTION-2.75 Dec
3	Mrs Sunipa Pradhan	MS SHIVANI CONSTRUCTION-2.75 Dec
4	Mrs Surupa Pradhan	MS SHIVANI CONSTRUCTION-2.75 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Siva Prasad Pradhan	MS SHIVANI CONSTRUCTION-1.25 Dec
2	Mr Sankar Prasad Pradhan	MS SHIVANI CONSTRUCTION-1.25 Dec
3	Mrs Sunipa Pradhan	MS SHIVANI CONSTRUCTION-1.25 Dec
4	Mrs Surupa Pradhan	MS SHIVANI CONSTRUCTION-1.25 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Siva Prasad Pradhan	MS SHIVANI CONSTRUCTION-11.5 Dec
2	Mr Sankar Prasad Pradhan	MS SHIVANI CONSTRUCTION-11.5 Dec
3	Mrs Sunipa Pradhan	MS SHIVANI CONSTRUCTION-11.5 Dec
4	Mrs Surupa Pradhan	MS SHIVANI CONSTRUCTION-11.5 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Contai, Municipality: CONTAI, Mouza: Athilagory, JI No: 370, Pin Code : 721401

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 728, LR Khatian No:- 4309	Owner: সঙ্কর প্রসাদ প্রধান, Gurdian: সঙ্কর প্রসাদ প্রধান, Address: মাইলা, Classification: বন্য, Area: 0.03000000 Acre,	Mr Sankar Prasad Pradhan
L2	LR Plot No:- 729, LR Khatian No:- 4308	Owner: সীবা প্রসাদ প্রধান, Gurdian: সীবা প্রসাদ প্রধান, Address: মাইলা, Classification: বন্য, Area: 0.02000000 Acre,	Mr Siva Prasad Pradhan
L3	LR Plot No:- 742, LR Khatian No:- 4310	Owner: সুরূপা প্রধান, Gurdian: সঙ্কর প্রসাদ প্রধান, Address: মাইলা, Classification: বন্য, Area: 0.12000000 Acre,	Mrs Surupa Pradhan

Endorsement For Deed Number : I - 110210814 / 2025

On 19-12-2025

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 13:54 hrs on 19-12-2025, at the Office of the A.D.S.R. CONTAI-I by Mr Sankar Prasad Pradhan, 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 3,54,08,000/-

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

Execution is admitted on 19/12/2025 by 1. Mr Siva Prasad Pradhan, Son of Mr Sasanka Sekhar Pradhan, P.O: Majna, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by Profession Business, 2. Mr Sankar Prasad Pradhan, Son of Mr Sasanka Sekhar Pradhan, P.O: Majna, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by Profession Business, 3. Mrs Sunipa Pradhan, Wife of Mr Siva Prasad Pradhan, P.O: Majna, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by Profession Business, 4. Mrs Surupa Pradhan, Wife of Mr Sankar Prasad Pradhan, P.O: Majna, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by Profession Business

Identified by Shri Santanu Bhuniya, , , Son of Late Radhakrishna Bhuniya, P.O: Majna, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 19-12-2025 by Mr Siva Prasad Pradhan, Developer, MS SHIVANI CONSTRUCTION, Village:- Kishorenagar, P.O:- Contai, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721401

Identified by Shri Santanu Bhuniya, , , Son of Late Radhakrishna Bhuniya, P.O: Majna, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Deed Writer

Execution is admitted on 19-12-2025 by Mr Sankar Prasad Pradhan, Developer, MS SHIVANI CONSTRUCTION, Village:- Kishorenagar, P.O:- Contai, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721401

Identified by Shri Santanu Bhuniya, , , Son of Late Radhakrishna Bhuniya, P.O: Majna, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Deed Writer

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 online = Rs 200/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2025 4:02PM with Govt. Ref. No: 192025260397792778 on 19-12-2025, Amount Rs: 200/-, Bank: SBI EPay (SBIPay), Ref. No. 1956419591435 on 19-12-2025, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 19/12/2025 4:34PM with Govt. Ref. No: 192025260397873186 on 19-12-2025, Amount Rs: 0/-, Bank: SBI, Ref. No. 11022003233074/01/2025 on 19-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 70,000/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 18244, Amount: Rs.5,000.00/-, Date of Purchase: 17/12/2025, Vendor name: Biren Bayen

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/12/2025 4:02PM with Govt. Ref. No 192025260397792778 on 19-12-2025, Amount Rs: 70,000/-, Bank: SBI EPay (SBlePay), Ref. No. 1956419591435 on 19-12-2025, Head of Account 0030-02-103-003-02

Ehteshamul Haque

Ehteshamul Haque
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CONTAINING
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1102-2025, Page from 170992 to 171033

being No 110210814 for the year 2025.



Ehteshamul Haque

Digitally signed by EHTESHAMUL HAQUE
Date: 2025.12.19 17:18:14 +05:30
Reason: Digital Signing of Deed.

(Ehteshamu: Haque) 19/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CONTAI-I
West Bengal.