

10850/25

T-10890/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL QNO-8/3432905/25

22/12/2025

11:32 PM

Development Power

Attorney

4,08,000/-

100/-

RF= 200/-

UC= 300/-

Page= 13 - 1

EID= 19/12/25

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

Additional District Sub-Registrar.
Contai.

22 DEC 2025

Santani Bhuniya
Regd. Deed Writer
A.D.S.R. Contai-II
Licence No. - 1407/231

Santani

DEVELOPMENT POWER OF ATTORNEY

That in continuation and according to the terms of the Development Agreement dated 19th December, **Two Thousand and Twenty-Five** 2025.

LET ALL MEN KNOW BY THESE PRESENTS THAT, 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 -721433, hereinafter collectively called and referred to as **the PRINCIPAL/EXECUTANTS**,
SEND GREETINGS:

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 bethesamealittle moreorless, 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 ofPurba 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 83bethesamealittle moreorless, lyingandsituatedatMouza - 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 ofPurba 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 & 83bethesamealittle 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 ofPurba 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& 83bethesamealittlemoreorless,lyingandsituatedatMouza – Athilagory, J.L. No - 370, under Police Station – Contai, within the jurisdiction of Additional Distriet Sub Registration office – Contai - 1, in the District ofPurba 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.

Sankar

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 under Ward No 09.

AND WHEREAS thus the principal herein became the absolute and exclusive Owners in possession in respect of 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 & 4307bethesamealittle moreorless, lyingandsituatedat Mouza – Athilagory, J.L. No - 370, and also comprised within Contai Municipality, Ward No.09, under Police Station – Contai, within the jurisdiction of Additional District Sub Registration office – Contai - I, in the District of Purba Medinipur, West Bengal,**morefully written in SCHEDULE hereunder.**

AND WHEREAS while in peaceful possession and enjoyment of the said property as it full owners, without any disturbance, from any quarters by paying taxes and rates thereof and/or sufficiently entitled to the same.

AND WHEREAS Principal propose to develop the said property more fully and particularly described in the SCHEDULE mentioned herein below with self-contained flats/Shop/Garage intended to be sold on ownership basis but we are unable to attend to all the matters necessary to develop and carry on such development work due to our other occupancies.

AND WHEREAS we, therefore, propose to appoint 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 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, jointly residing at - Village & P.O. - Majna, P.S. - Contai, District - Purba Medinipur, West Bengal -721433, (hereinafter referred to as the ATTORNEY HOLDER) representing as a constituted attorney, who have agreed to carry on the work of development on the terms of an Development Agreement dated 19.12.2025 registered and recorded in **Book- 1, being No 10814 for the year 2025, registered in the office of A.D.S.R. Contai** - Entered into by and between the parties therein, as our attorneys or agents with full power to develop the said property as hereinafter stated on our behalf and in our name and which the said attorneys have agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that WE the executants herein, jointly and severally do hereby appoint and nominate **1. MR. SIVA PRASAD PRADHAN** and **2. MR. SANKAR PRASAD PRADHAN** of **M/S SHIVANI CONSTRUCTION a partnership firm** to be our true and lawful attorneys with full authority and power to do and execute all acts, deeds and things mentioned herein below, for us and on our behalf and in our name viz. To represent appear, sign and act on our behalf in Supreme Court, High court, District Court, Sub divisional Court and in all Courts, Civil or Criminal, whether criminal or appellate, Revenue officer, settlement officer, B.L. & L. R.O. Registration Office, Certificate Office, post office, and in office or Offices either Central Government or state Government / District Magistrate Office/Sub Divisional Office/District Board/ Municipal Board or Notified area of any other local authority.

1. To sign plaint/written statement/written Objection petition, writ application, Objection appeals / Miss appeal, Cross Appeal, Revision etc./before any Court of Law and to file all application, petitions etc to protect our interest.
2. To appoint any Advocate Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
3. To compromise, compound or withdraw cases to confess judgment to pray and relief and to refer cases to arbitra-tion.
4. To file and receive back any documents to deposit money by Challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.

Sankar Pradhan

5. To accept service of any summons, notice, writ issued by any court and office against me.
6. To purchase, refund of stamp duty, court fees or repayment of stamp or court fees.
7. To sign in all forms, building plans, forms, affidavit, bond, Deed of amalgamation and or any required papers for the Howrah Municipal Corporation and to submit the same in the said Municipality and to take delivery all plans, forms from the Municipal office.
8. To execute any order or any decree and to take delivery of possession of property in execution of any to take payment in execution of money decree.
9. To apply to court and offices for copies of documents and papers and to withdraw deeds, documents papers from any court, Office either Government or self-local Government or Government undertaking.
10. To apply for the inspection of and to inspect judicial records and any records of any office of offices either Central or state or local Government.
11. To execute Agreement for Sale, and Sale Deed of all flats/ shop/garages/constructed spaces in respect of entire Owners and Developer's Allocation as mentioned in the Development Agreement. of the proposed multistoried building or buildings with any person or persons and to receive all advance money and full consideration from the intending purchaser and grant receipt against the same, the sale proceeds be deposited in joint account of Owner and Developer if required will get their respective share of sale proceeds accordingly.

12. To present any Agreement for Sale, Sale Deed in pursuance to the Development Agreement, flats/ shop/ garages /constructed spaces or areas in the proposed multistoried building for registration, to admit execution and present the same before the Addl. Dist. Sub Registrar or District Registrar or Registrar having authority for and to have the said Agreement for sale, and to do all acts deeds and things, which our said Attorney shall consider necessary for conveying the said property to any Purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.
13. To give possession of Owners and Developer's allocated flats/ shop/garages/constructed spaces to the prospective purchasers in the proposed multistoried building or buildings.
14. To sell the Owner and Developer Allocation in pursuance to the Development Agreement dated **19.12.2025**, to such person(s) on such terms and conditions as Attorney may deem fit, and / or relinquish our right, title and interest as the sole owner or in our capacity as beneficiary and to collect/receive sale proceeds/ realization amounts thereof, and to issue receipts for such payments on our behalf, **in terms of** Development Agreement.
15. To engage engineer, masons, suppliers, and to construct multistoried building or buildings by the fund of the Developer at his discretion.
16. To give consent for mutation of names to the proposed purchaser in respective their flats/ shop/garages/ constructed spaces etc.
17. This power of Attorney will be revoked/cancelled upon the cancellation of the Development Agreement.

Santam

18. Generally, to do all necessary act or acts our Attorneys or agent in relation to the matter aforesaid and all other matters in which we may be interested or concerned and, on our behalf, to execute and to do all deeds, acts or things as fully and effectually in all respect as ourselves could do if personally being present.

19. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time in respect of the Development Agreement.

WE, hereby agree that all acts, deeds and things lawfully done by our said attorney shall be construed as acts deeds and things done by us. We undertake to ratify and confirm all acts whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.

SCHEDULE OF PROPERTY

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 & 4307bethesamealittlemoreorless,lyingandsituatedatMouza - 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, which is butted and bounded as follows:-

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



Siva prasad prasad

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

Siva prasad prasad



Sanku bandu

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

Sanku bandu



Surupa Pradhan

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

Surupa Pradhan



Surupa Pradhan

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

Surupa Pradhan

Kanew

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten signature

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



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



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



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

()

IN WITNESSES WHEREOF, We the Executants have put our hands by these presents in the presence of following witnesses, on this day of 19th December, 2025 at Contai

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

1. Subir Jant
Haradhan Jant
Hamir Mahal

Surupa Pradhan
Surupa Pradhan.
Siva prasad prath.
Sankar Pradhan

SIGNATURE OF THE LAND OWNERS/
EXECUTANT

2. Sudip Bezu
C/o. Ram Chandra Bezu
Vill - Hamir mahal

SHIVANI CONSTRUCTION
Siva prasad prath.
Sankar Pradhan
Partner

SIGNATURE OF DEVELOPER
/ATTORNEY HOLDER

**Prepared in my Office as per the
Instruction and on the basis of the
Documents supplied by the Parties**

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 :

Shilpa Gini

Major Information of the Deed






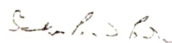



Deed No :	I-1102-10890/2025	Date of Registration	22/12/2025
Query No / Year	1102-8003432905/2025	Office where deed is registered	A.D.S.R. CONTAI-I, District Purba Midnapore
Query Date	22/12/2025 1:08:05 PM		
Applicant Name, Address & Other Details	Rabindranath Jana Khagrabani, Thana : Contai, District : Purba Midnapore, WEST BENGAL, PIN - 721401 Mobile No. : 9475329475, Status : Deed Writer		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 3,54,08,000/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 200/- (Article:E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 110210814/2025		




Land Details :

District: Purba Midnapore, P.S:- Contai, Municipality: CONTAI, Mouza: Athilagory, Pin Code 721401

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-728	LR-4309	Commercial Use	Bastu	11 Dec		73,92,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road., Project Name :
L2	LR-729	LR-4308	Commercial Use	Bastu	5 Dec		33,60,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road., Project Name :
L3	LR-742	LR-4310	Commercial Use	Bastu	46 Dec		2,46,56,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road., Project Name :
		TOTAL :			62Dec	0 /-	354,08,000 /-	
		Grand Total :			62Dec	0 /-	354,08,000 /-	

Principal Details :



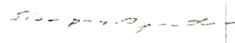


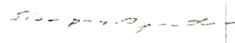


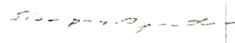









Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Siva Prasad Pradhan (Presentant) Son of Mr Sasanka Sekhar Pradhan Executed by: Self, Date of Execution: 22/12/2025 , Admitted by: Self, Date of Admission: 22/12/2025 ,Place : Office	Photo  22/12/2025	Finger Print  Captured LTI 22/12/2025	Signature  22/12/2025
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.:: alxxxxx0d, Aadhaar No: 76xxxxxxxx7126, Status :Individual, Executed by: Self, Date of Execution: 22/12/2025 , Admitted by: Self, Date of Admission: 22/12/2025 ,Place : Office				
2	Name Mr Sankar Prasad Pradhan Son of Mr Sasanka Sekhar Pradhan Executed by: Self, Date of Execution: 22/12/2025 , Admitted by: Self, Date of Admission: 22/12/2025 ,Place : Office	Photo  22/12/2025	Finger Print  Captured LTI 22/12/2025	Signature  22/12/2025
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-1XX7 , PAN No.:: alxxxxx7l, Aadhaar No: 34xxxxxxxx1349, Status :Individual, Executed by: Self, Date of Execution: 22/12/2025 , Admitted by: Self, Date of Admission: 22/12/2025 ,Place : Office				
3	Name Mrs Sunipa Pradhan Wife of Mr Siva Prasad Pradhan Executed by: Self, Date of Execution: 22/12/2025 , Admitted by: Self, Date of Admission: 22/12/2025 ,Place : Office	Photo  22/12/2025	Finger Print  Captured LTI 22/12/2025	Signature  22/12/2025
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-1XX7 , PAN No.:: amxxxxx1k, Aadhaar No: 79xxxxxxxx8623, Status :Individual, Executed by: Self, Date of Execution: 22/12/2025 , Admitted by: Self, Date of Admission: 22/12/2025 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Surupa Pradhan Wife of Mr Sankar Prasad Pradhan Executed by: Self, Date of Execution: 22/12/2025 , Admitted by: Self, Date of Admission: 22/12/2025 ,Place : Office		 Captured	
22/12/2025		LTI 22/12/2025	22/12/2025
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: 27xxxxxxx3613, Status :Individual, Executed by: Self, Date of Execution: 22/12/2025 , Admitted by: Self, Date of Admission: 22/12/2025 ,Place : Office			

Attorney Details :




SI 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.:: ABxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Siva Prasad Pradhan Son of Mr Sasanka Sekhar Pradhan Date of Execution - 22/12/2025, , Admitted by: Self, Date of Admission: 22/12/2025, Place of Admission of Execution: Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>Dec 22 2025 3:43PM</td> <td></td> <td>LTI 22/12/2025</td> <td>22/12/2025</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.:: ALxxxxx0D, Aadhaar No: 76xxxxxxx7126 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 - 22/12/2025, , Admitted by: Self, Date of Admission: 22/12/2025, Place of Admission of Execution: Office		 Captured		Dec 22 2025 3:43PM		LTI 22/12/2025	22/12/2025
Name	Photo	Finger Print	Signature										
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Dec 22 2025 3:43PM		LTI 22/12/2025	22/12/2025										
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Name	Photo	Finger Print	Signature										
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Dec 22 2025 3:43PM		LTI 22/12/2025	22/12/2025										

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-1XX7, PAN
 No.:: ALxxxxxx7L, Aadhaar No: 34xxxxxxx1349 Status : Representative, Representative of : MS
 SHIVANI CONSTRUCTION (as Developer)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rabindra Nath Jana Son of Late Mrigendra Nath Jana Village:- Khagrabani, P.O:- Darua, P.S.- Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721401		 Captured	
	22/12/2025	22/12/2025	22/12/2025

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, 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:শংকর প্রসাদ গুপ্ত, Gurdian:শংকর গুপ্ত, Address:মাজনা, Classification:বাগ, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 729, LR Khatian No:- 4308	Owner:শিব প্রসাদ গুপ্ত, Gurdian:শংকর গুপ্ত, Address:মাজনা, Classification:উহাঙ্গ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 742, LR Khatian No:- 4310	Owner:সুব্রত প্রসাদ, Gurdian:শংকর প্রসাদ, Address:মাজনা, Classification:বাগ, Area:0.12000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 110210890 / 2025

On 22-12-2025

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 13:32 hrs on 22-12-2025, at the Office of the A.D S.R. CONTAI-I by Mr Siva 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/-

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

Execution is admitted on 22/12/2025 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 Rabindra Nath Jana, , Son of Late Mrigendra Nath Jana, P.O: Darua, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721401, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 22-12-2025 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 Rabindra Nath Jana, , Son of Late Mrigendra Nath Jana, P.O: Darua, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721401, by caste Hindu, by profession Deed Writer

Execution is admitted on 22-12-2025 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 Rabindra Nath Jana, , Son of Late Mrigendra Nath Jana, P.O: Darua, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721401, 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 22/12/2025 2:44PM with Govt. Ref. No: 192025260400561218 on 22-12-2025, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 6423553601013 on 22-12-2025, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 22/12/2025 4:02PM with Govt. Ref. No. 192025260400786566 on 22-12-2025, Amount Rs: 0/-, Bank SBI, Ref. No. 11028003432905/01/2025 on 22-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/- by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18265, Amount: Rs.100.00/-, 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 22/12/2025 2:44PM with Govt. Ref. No: 192025260400561218 on 22-12-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 6423553601013 on 22-12-2025, Head of Account

Ehteshamul Haque

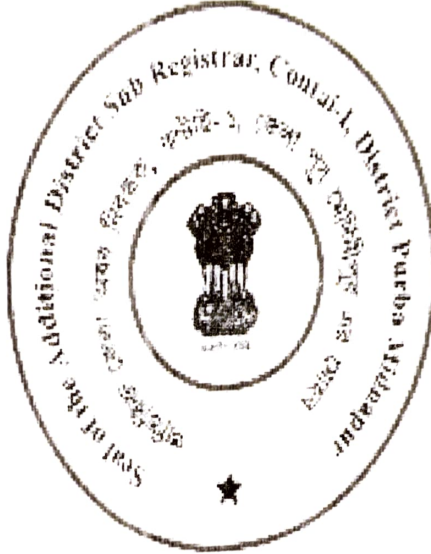
Ehteshamul Haque

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. CONTAI-I

Purba Midnapore, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1102-2025, Page from 172202 to 172223
being No 110210890 for the year 2025.



Ehteshamul Haque

Digitally signed by EHTESHAMUL HAQUE
Date: 2025.12.22 17:33:41 +05:30
Reason: Digital Signing of Deed.

(Ehteshamul Haque) 22/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CONTAI-I
West Bengal.