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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is correct
to registration. The Signature Sheet and
the Endorsement Sheet attached with this
Document are the part of this document.
Additional District Sub-Registrar
at Ranchi

03 MAR 2025

For SN CONSULTANTS PVT. LTD.
Surbha Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.
Ashish Kumar Sen
Partner

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made
and executed on this 3rd Day of March 2025 (Two
Thousand and Twenty Five);

୨୦.୬.୬ ୦୮/୦୮/୨୦୨୫

ଅମ୍ବିତ ନାଥ
କୋର୍ଟର
ଫାଇଲ୍ ନମ୍ବର ୧୫୪
Shri Nath Das.



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Additional District Registrar
Bhubaneswar, Odisha

03 MAR 2025

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ଅଫିସ୍: ଅମ୍ବିତ ନାଥ -
ମିଳା-ଅଫିସ୍: ଅମ୍ବିତ ନାଥ
ଅମ୍ବିତ ନାଥ
ଫାଇଲ୍ ନମ୍ବର ୧୫୪

BETWEEN

SN CONSULTANTS PRIVATE LIMITED, having its Income Tax Permanent Account No.(AAKCS7799F), a private limited company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at 30, Mohan bagan Lane, Room No.4, Ground Floor, Post Office Shyambazar, Police Station Shyampukur, Kolkata- 700 004, District Kolkata, West Bengal, duly represented by its director, **SRI SUBRATA NAYOK**, son of late Bibhuti Bhusan Nayok, having his Income Tax Permanent Account No.(ABSPN7785L), and Aadhar No. (3786 9950 0006), by Faith Hindu, by Nationality Indian, by occupation business, residing at Metro Heights, 114, Dr. Lal Mohan Bhattacharjee Road, Philips More, Post Office- Entally, Kolkata-700 014, District Kolkata, West Bengal, hereinafter referred to as **LAND OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **FIRST PART**.

AND

MIHIRA HOUSING LLP. (PAN ACDFM0678H) a Limited Liability Partnership Firm Duly Incorporated Under the Provision of Limited Liability Partnership Act 2008 having its registered office at 1st Floor, 67/1/2, G.T. Road, Salkia, Post Office- Salkia, Police Station- Golabari, District-Howrah, Pin-711106, West Bengal, represented by its Partner **SHRI ASISH KUMAR SEN** son of late Netaji Chandra Sen, having his Income Tax Permanent Account No. (AKRPS9639N), and Aadhar No.(9324 9339 8083), by Faith -Hindu, by Nationality-Indian, by occupation - Business, residing at 1st Floor, 67/1/2, G.T. Road, Salkia, Post Office- Salkia, Police Station- Golabari, District-Howrah, Pin-711106, West Bengal, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **SECOND PART**.

The **LANDOWNER** and **DEVELOPER** are jointly for the sake of brevity hereinafter referred to as the "**PARTIES**" and they are individually hereinafter referred to as the "**PARTY**".

1. **OWNERSHIP OF THE PROPERTY:** The Land Owner namely **SN Consultants Private Limited** is the sole and absolute owner and the possession holder of **ALL THAT** piece and parcel of Danga Land measuring about 22 (Twenty-Two) Cottahs 6 (Six) Chittacks (i.e., 1497.32 Sq. Mt.) laying and situated at R.S. as well as

For **SN CONSULTANTS PVT. LTD.**

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



वैदर्भिकीय डीस्ट्रिक्ट सुट-प्लेसमेन्ट
प्लेसमेन्ट चार्ट

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LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.4313 of Mouza-Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Sub-Registrar at Rampurhat, District - Birbhum, West Bengal, which is more fully particularly described in the **FIRST SCHEDULE**.

2. DEVOLUTION AND/OR BACKGROUND OF TITLE: The title of ownership flows as follows from time to time:

2.1. WHEREAS one Jiban Kumar Das, son of late Jharu Das, by virtue of a Deed of Conveyance dated 22nd March 1971, have purchased all that piece and parcel of land measuring about 24 decimal, situated at R.S. Dag No.2648 appertaining to R.S. Khatian No.192, K.B. Khatian No.149 of Mouza Atla, Post Office and Police Station Rampurhat, District Birbhum from Dwrikanath Das, which was duly registered at the office of the District Sub-Registrar at Rampurhat, recorded in Book No.I, Being No.2316, for the year 1971. After purchasing the said property, the said Jiban Kumar Das duly recorded his name with the L.R. Record of Right and started enjoying the same by paying regular taxes to the concerned authority.

2.2. AND WHEREAS while said Jiban Kumar Das enjoying his aforesaid property free from all sorts of encumbrances out of his personal need had sold conveyed and transferred the aforesaid property unto and in favour of (1) Arunasish Pal, (2) Debasish Pal, (3) Smt. Chitramoni and (4) Animesh Moni, by virtue of a registered Deed of Conveyance dated 12th August 2002, which was duly registered at the office of the District Sub-Registrar at Rampurhat and recorded in Book No. I, Being No.1285, for the year 2002.

2.3. AND WHEREAS while said Debasish Pal was enjoying his undivided 1/4th share in the aforesaid property duly recorded his name with the L.R. Record of Right while L.R. Khatian No.2829 was issued in his favour in respect of L.R. Dag No.2648. While said Debasish Pal was enjoying his 1/4th share in the aforesaid property free from all sorts of encumbrances, died intestate, leaving behind his mother, AshaRani Pal, and his wife, Smt. Dipti Dey Pal as his legal heirs and/or successors to inherit his 1/4th share in the aforesaid property and after the demise of said Debasish Pal, AshaRani Pal, and Smt. Dipti Dey Pal inherited the 1/4th share held by the said Debasish Pal in the aforesaid property.

2.4. AND WHEREAS while said Dipti Dey Pal was enjoying her all that 3 decimal lands (i.e. 1/8th share in 24 decimal of land) laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2829 (originated from L.R. Khatian No.290) of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat

For SN CONSULTANTS PVT. LTD.

Subrata Ray
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

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Development Authority, Kharun Gram Panchayat and Additional District Sub-Registrar at Rampurhat, District -Birbhum, West Bengal, out of her personal need sold, conveyed and transferred the aforesaid property unto and in favour of SN Consultants Private Limited by a Deed of Conveyance dated 14th December 2022, registered at the office of the Additional District Sub-Registrar Rampurhat, recorded in Book No. I, Volume No.0304-2022, Pages from 306642 to 306659, being No.15359 for the year 2022.

2.5. AND WHEREAS while said Chitra Mani was enjoying his undivided 1/4th share in the aforesaid property duly recorded his name with the L.R. Record of Right while L.R. Khatian No.2833 was issued in his favour in respect of L.R. Dag No.2648. While said Animesh Mani was enjoying his all that 6 decimal land (i.e. 1/4th share in 24 decimal of land) laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2833 (originated from L.R. Khatian No.290) of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Sub-Registrar at Rampurhat, District - Birbhum, West Bengal, out of her personal need sold, conveyed and transferred the aforesaid property by virtue of two separate deeds of conveyance unto and in favour of SN Consultants Private Limited by virtue of a Deed of Conveyance both dated 14th December 2022, first in respect of 3 decimal land which was registered at the office of the Additional District Sub-Registrar, Rampurhat, recorded in Book No.I, Volume No.0304-2022, Pages from 306625 to 306641, being No.15360 for the year 2022. Second in respect of 3 decimal land, which was registered at the office of the Additional District Sub-Registrar, Rampurhat, recorded in Book No.I, Volume No.0304-2022, Pages from 306660 to 306676, being No.15361 for the year 2022.

2.6. AND WHEREAS while said Animesh Mani was enjoying his undivided 1/4th share in the aforesaid property duly recorded his name with the L.R. Record of Right while L.R. Khatian No.2856 was issued in his favour in respect of L.R. Dag No.2648. While said Animesh Mani was enjoying his all that 6 decimal land (i.e. 1/4th share in 24 decimal of land) laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2856 (originated from L.R. Khatian No.290) of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Sub-Registrar at Rampurhat, District - Birbhum, West Bengal, out of her personal need sold, conveyed and transferred the aforesaid property by virtue of two separate deeds of conveyance unto and in favour of SN Consultants Private Limited by virtue of a Deed of Conveyance both dated 14th December 2022, first in respect of 3 decimal land which was registered at the office of the Additional District Sub-Registrar, Rampurhat, recorded in Book No.I, Volume No.0304-2022, Pages from 306740 to 306756, being No.15362 for the year 2022.

For SN CONSULTANTS PVT. LTD.

Subroto Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

Development of various schemes and projects for the benefit of the people of the district. The District Development Committee (DDC) is the main body responsible for the development of the district. It is composed of representatives of the Government, the private sector, and the community. The DDC is responsible for the preparation and implementation of the district development plan. It also monitors and evaluates the progress of the development projects. The DDC is a statutory body and its decisions are binding on the Government. The DDC is also responsible for the collection and distribution of funds for the development of the district. It is a very important body in the district and its work is of great importance to the people of the district.

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Second in respect of 3 decimal land, which was registered at the office of the Additional District Sub-Registrar, Rampurhat, recorded in Book No.I, Volume No.0304-2022, Pages from 306757 to 306773, being No.15363 for the year 2022.

2.7. AND WHEREAS while said Arunasish Pal was enjoying his undivided $1/4^{\text{th}}$ share in the aforesaid property duly recorded his name with the L.R. Record of Right while L.R. Khatian No.2832 was issued in his favour in respect of L.R. Dag No.2648. While said Arunasish Pal was enjoying his all that 6 decimal land (i.e. $1/4^{\text{th}}$ share in 24 decimal of land) laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2832 (originated from L.R. Khatian No.290) of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District - Birbhum, West Bengal, died intestate leaving behind his mother AshaRani Pal, wife Smt. Soma Pal and two daughters, namely, Priyanka Pal Pramanik as his legal heirs and successors who have inherited the aforesaid 6 decimal land after the demise of said Arunasish Pal.

2.8. AND WHEREAS while said AshaRani Pal was enjoying her all that 4.5 decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2829 and 2832 (originated from L.R. Khatian No.290) of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District - Birbhum, West Bengal, out of her natural love and affection conveyed and transferred the aforesaid property unto and in favour of her two grand daughters namely Priyanka Pal Pramanik and Koyel Karmakar by virtue of a Deed of Gift dated 22nd July 2019, registered at the office of the Additional District Sub-Registrar Rampurhat, recorded in Book No. I, Volume No.0304-2019, being No.6964 for the year 2019.

2.9. AND WHEREAS Smt. Priyanka Pal Pramanik, by virtue of the Deed of Gift dated 22nd July 2019 and by way of inheritance from his father Arunasish Pal became the absolute owner of all that 3.75 decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2832 and 2829 (originated from L.R. Khatian No.290) of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal in respect which she has duly recorded her name in the records of L.R. Record of Right wherein Khatian No.3536 was created in her favour

2.10. AND WHEREAS Smt. Koyel Karmakar, by virtue of the Deed of Gift dated 22nd July 2019 and by way of inheritance from his father Arunasish Pal became the

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Ashish Kumar Sen
Partner



Additional District Sub-Registrar
Bijapur, Birjhum

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absolute owner of all that 3.75 decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2832 and 2829 (originated from L.R. Khatian No.290) of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal in respect which she has duly recorded her name in the records of L.R. Record of Right wherein Khatian No.3516 was created in her favour.

2.11. AND WHEREAS Smt. Soma Pal, by virtue of inheritance from his husband Arunasish Pal, became the absolute owner of all that 1.5 decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2832 (originated from L.R. Khatian No.290) of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal in respect which she has duly recorded her name in the records of L.R. Record of Right wherein Khatian No.3595 was created in her favour.

2.12. AND WHEREAS while said Smt. Priyanka Pal enjoying her all that 3.75 decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.3536 of Mouza-Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, and Smt. Soma Pal Raha enjoying her all that .75 decimal land (out of 1.5 decimal land) laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.3595 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal sold convey and transferred the same unto and in favour of SN Consultants Private Limited by virtue of a Deed of Conveyance dated 14th December, 2022, registered at the office of the Additional District Sub-Registrar Rampurhat, recorded in Book No. I, Volume No.0304-2022, Pages from 306720 to 306739, being No.15365 for the year 2022.

2.13. AND WHEREAS while said Smt. Koyel Karmakar enjoying her all that 3.75 decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.3516 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, and Smt. Soma Pal Raha

For SN CONSULTANTS PVT. LTD.

Satish Kumar
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



Additional District Sub-Regional
Administrative Archives

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FOR BY CONSULTANTS PVT. LTD.

enjoying her all that .75 decimal land (out of 1.5 decimal land) laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.3595 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal sold convey and transferred the same unto and in favour of SN Consultants Private Limited by virtue of a Deed of Conveyance dated 14th December, 2022, registered at the office of the Additional District Sub-Registrar Rampurhat, recorded in Book No. I, Volume No.0304-2022, Pages from 306774 to 306792, being No.15366 for the year 2022.

2.14. AND WHEREAS Sone Sanat Kumar Das by virtue of a deed gift from his father Trilochan Das became the owner of all that 6.5 Decimal land laying and situated at RS Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, out of her personal need sold, conveyed and transferred the aforesaid property by virtue of a deed of conveyance dated 21st March 1996, which was registered at the office of the Additional District Registrar at Rampurhat recorded in Book No. I, being No.02180 for the year 1996, in respect of which the land owners applied for records its name with the L.R. Records of Rights while L.R. Khatian No. 2032 was issued in his favour.

2.15. AND WHEREAS while said Sanat Kumar Das enjoying his all that 6.5 Decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2032 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, out of his personal need sold, conveyed and transferred the aforesaid property by virtue of a deed of conveyance dated 12th March 2012, unto and in favour of Sabitri Chowdhury and Ratan Chowdhury which was registered at the office of the Additional District Registrar at Rampurhat recorded in Book No. I, being No.01918 for the year 2012.

2.16. AND WHEREAS while said Sabitri Chowdhury and Ratan Chowdhury enjoying their all that 6.5 Decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2032 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, out of their personal need sold, conveyed and transferred the aforesaid property by virtue of a deed of conveyance dated 30th May 2013, unto and in favour of

For SN CONSULTANTS PVT.LTD.

Subrata Singh
Director/Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

It is hereby notified that the following persons have been appointed as members of the Board of Directors of the Corporation for the year 2025. The names of the members are as follows: [illegible text]

The Board of Directors of the Corporation has resolved to appoint the following persons as members of the Board of Directors for the year 2025. The names of the members are as follows: [illegible text]



Additional Director Sub-Registrar
Birbhum, West Bengal

03 MAR 2025

For the Registrar
[illegible signature]

Rina Ray (Sarkar) which was registered at the office of the Additional District Registrar at Rampurhat recorded in Book No. I, being No.04786 for the year 2013.

2.17. AND WHEREAS while said Rina Ray (Sarkar) enjoying their all that 6.5 Decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2032 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, out of their personal need sold, conveyed and transferred the aforesaid property by virtue of a deed of conveyance dated 2nd May, 2017 unto and in favour of Arnaya Ray which was registered at the office of the Additional District Registrar at Rampurhat recorded in Book No. I, being No.04157 for the year 2017.

2.18. AND WHEREAS while said Arnaya Ray enjoying his all that 6.5 decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2032 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, out of his personal need sold, conveyed and transferred the aforesaid property by virtue of two separate deeds of conveyance unto and in favour of SN Consultants Private Limited by virtue of a Deed of Conveyance both dated 2nd January, 2022, first in respect of 3.25 decimal land which was registered at the office of the Additional Registrar Assurance-III, Kolkata recorded in Book No.I, Volume No.1903-2023, Pages from 6984 to 7001, being No.00021 for the year 2023. Second with respect of 3.25 decimal land which was registered at the office of the Additional Registrar Assurance-III, Kolkata, recorded in Book No.I, Volume No.1903-2023, Pages from 6966 to 6983, being No.00020 for the year 2023.

2.19. AND WHEREA Sone Haradhan Das by virtue of a deed gift from his father Trilochan Das became the owner of all that 6.5 Decimal land laying and situated at RS Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, out of her personal need sold, conveyed and transferred the aforesaid property by virtue of a deed of conveyance dated 21st March 1996, which was registered at the office of the Additional District Registrar at Rampurhat recorded in Book No. I, being No.02180 for the year 1996, in respect of which, the land owners applied for records its name with the L.R. Records of Rights, while L.R. Khatian No. 1754 was issued in his favour.

2.20. AND WHEREAS while said Haradhan Das enjoying his all that 6.5 Decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S.

For SN CONSULTANTS PVT. LTD.

Susanta Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



Additional District Sub-Registrar
Rampurhat, Birbhum

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Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.1754 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, out of her personal need sold, conveyed and transferred the aforesaid property by virtue of a deed of conveyance dated 10th February 2014, unto and in favour of Rupa Ray and Tapan Kumar Ray which was registered at the office of the Additional District Registrar at Rampurhat recorded in Book No. I, being No.00960 for the year 2014.

2.21. AND WHEREAS while said Rupa Ray enjoying her all that 3.25 decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.1754 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, out of her personal need sold, conveyed and transferred the aforesaid property by virtue of a deed of conveyance dated 2nd January, 2022, unto and in favour of SN Consultants Private Limited which was registered at the office of the Additional Registrar Assurance-III, Kolkata recorded in Book No. I, Volume No.1903-2023, Pages from 7054 to 7071, being No.00022 for the year 2023.

2.22. AND WHEREAS while said Tapan Kumar Ray enjoying his all that 3.25 decimal land laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.1754 of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, out of his personal need sold, conveyed and transferred the aforesaid property unto and in favour of SN Consultants Private Limited by virtue of a Deed of Conveyance dated 2nd January, 2022, first in respect of 3.25 decimal land which was registered at the office of the Additional Registrar Assurance-III, Kolkata recorded in Book No.I, Volume No.1903-2023, Pages from 7072 to 7089, being No.00023 for the year 2023.

2.23. Thus, by virtue of the aforesaid deed of conveyance, the land owner herein become the absolute owners of **ALL THAT** piece and parcel of Danga Land measuring about 22 (Twenty-Two) Cottahs 6 (Six) Chittacks (i.e., 1497.32 Sq. Mt.) laying and situated at R.S. as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.2829, 2833, 2856, 3536, 3595, 3516, 2032 and 1754 of Mouza-Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, in respect of which it has recorded its name with the records of BL & LRO while L.R.

For SN CONSULTANTS PVT. LTD.

Sudrade Nagra
Director / Authorised Signatory

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Asish Kumar Sen
Partner

Khatian No. 4313 was created in respect of the property situated in L.R. Dag No. 2648.

2.24. The land owner herein is the sole and absolute owner in respect of **ALL THAT** piece and parcel of Danga Land measuring about 22 (Twenty-Two) Cottahs 6 (Six) Chittacks (i.e., 1497.32 Sq. Mt.) RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.4313 of Mouza-Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of TarapithRampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal.

2.25. While the land owner absolutely sized and possessed or otherwise well and sufficiently entitled to the said premises free from all sorts and encumbrances whatsoever and how so ever in nature, having the good marketable title in respect of the said premises which is more fully described in the First Schedulehereunder written being desired to commercially exploit the said property by constructing a Multi-Storied Building thereon having several self-sufficient units/flats car parking space/other office space/ shops according to permissible law of the concerned authority, together with modern taste, design, and architecture in accordance with the sanctioned building plan, sanctioned by the concerned authority, The Land Owner has agreed to permit the Developer to develop the said property on the terms and conditions recorded hereinafter. The Developer has investigated the title of the Land Owner to the said property and has prima facie found the same as clear and marketable. The landownerand the developer herein entered into this Development Agreement on the following terms and conditions and stipulations set forth herein below.

NOW THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

3. DEFINITIONS: For proper clarification and understanding of these following terms, which have already been used several times and will come several times shall always mean and include.

3.1. PROPERTY/PREMISES- Shall always mean**ALL THAT** piece and parcel of Danga Land measuring about 22 (Twenty-Two) Cottahs 6 (Six) Chittacks (i.e., 1497.32 Sq. Mt.) laying and situated at R.S. as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.4313 of Mouza-Atla, Post Office and Police Station Rampurhat, Pin-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengalwhich is more fully particularly described in the First Schedule hereunder written with newly constructed multi storied building erected thereon along with all easement right thereto.

3.2. PROPOSED BUILDING: shallmean the proposed multi-storied building to be

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Asish Kumar Sen
Partner

constructed upon the said property.

3.3. FLATS/APARTMENT: Shall mean the unit of a self-contained accommodation of the said building for residential purposes having one or more rooms along with the kitchen, exclusively user of bath and privy, as per sanctioned plan with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others along with free access and right to ingress and egress to and from the main entrance and public road.

3.4. LAND OWNER'S ALLOCATION: In accordance with the terms and conditions of this development agreement contained therein, the land owner will be entitled to get 35% of the total gross revenue in respect of the said proposed building more fully and particularly described herein. The said 35% payment would include TDS, GST, and other Government Taxes as applicable. The developer will provide every quarterly financial report to the land owner from the date of execution of this agreement. It is pertinent to mention that all the sales as well as the receive and profit thereof shall be divided amongst the parties based on their ratio in this agreement. If anything remains unsold, the same shall remain to both the parties herein.

3.5. DEVELOPER'S ALLOCATION: In accordance with the terms and conditions of this development agreement contained therein, the developer shall be entitled to 65% of the total gross revenue in respect of the said proposed building more fully and particularly described herein. The developer shall be entitled to sell, transfer, lease, and/or otherwise deal with the saleable area with the proportionate share in the land as it deems fit and proper and shall be entitled to enter into agreements and other commitments with any other party or parties in regard to the disposal thereof which is mentioned here. It may also be mentioned here that the developer has the right to sell the remaining 35%, i.e., the Owner's Allocation, subject to written confirmation of the land owner.

3.6. CARPARKING SPACES: shall mean the spaces on the ground floor of the building as shown in the sanctioned plan for parking or keeping motor car scooters or all types of private vehicles defined under the Motor Vehicle Act.

3.7. PLAN: Shall mean a multi-storied building Construction plan already sanctioned by the Tarapith Rampurhat Development Authority by the Land Owner/Developer for the construction of new building. The developer can with the consent of the landowner amend or modify the plan sanctioned by the concern authority and get a revised sanction plan for construction of the building from concern authority.

3.8. SPECIFICATION- shall mean materials and specifications as recommended by the architect for the construction of the building and/or flats and/or constructed and/ or

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Regional District Sub-Registrar
Ranchi, Jharkhand

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open portions on the said premises. All fittings as described in the **SEVENTH SCHEDULE** herein below and will be provided by the Developer in those flats.

3.9. COMMON PARTS & PORTION- Shall mean and include outer walls & columns, ultimate rooftop, lobbies, staircases, passageways, common electric meter, Common electric wiring & fittings, overhead & underground water tank, pump, pump fittings, septic tank, and other facilities whatsoever and surface drainage and sewerage and other facilities whatsoever more fully Described in **THIRD SCHEDULE** hereunder Written.

3.10. COMMON PURPOSE- Shall mean and include the purposes of managing, maintaining and up-keeping the Common Areas and Installations, rendition of common services in common to the Co-Owner/Developer, collection and disbursement of the Common Expenses and administering and dealing with the matter of the common interest of the Co-Owner/Developer and relating 'to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

3.11. COMMON EXPENSES/MAINTENANCE CHARGES- This shall mean the proportionate share of common expenses to be paid by the Purchasers for a rendition of common services.

3.12. UNDIVIDED SHARE- Shall mean all that the undivided variable impartible proportionate share in the land comprised in the said premises attributable to and allocable to the said Flat.

3.13. SHARE OF EXPENSES- Wherever any expenses or costs are mentioned to be borne or paid proportionately by the Purchasers, then the amount payable by the Purchasers shall, unless otherwise specified, be in Proportion to the areas of the respective Purchasers' respective flats.

3.14. ASSOCIATION- 'Shall mean the Association/ Committee or Society that may be formed and registered by the Owner for the common purposes as may be deemed proper and necessary by the Developer.

3.15. TRANSFORMER EXPENSES- Shall mean all Purchasers have to pay the expense equally to install a transformer in the **FirstSchedule** mentioned property, if necessary, to be installed or as may be directed by the Power Supply Authority.

3.16. GOODS AND SERVICE TAX: This shall mean the Purchasers/s shall have to pay the GST calculated on the property to the Developer at the prevailing rate of the GST Authority, and the developer should give proper receipt of the same to the Purchasers/s.

For SN CONSULTANTS PVT. LTD.

Subroto Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

3.17. ADDITIONAL WORKS: This shall mean the Purchaser/s shall have to pay the additional cost of works, if any, which are necessarily ordered/expected by the Purchaser/Purchasers.

3.18. WATER SUPPLY: This shall mean a Deep Tube well with a submersible pump with a supply from the common overhead reservoir. If required, a Deep Tube well Boring will be made at approximately 350 ft. to 400 ft. Depth (Clean Water). One underground concrete and brick water reservoir at the ground level will be constructed and will relate to the overhead water tank/s and the water supply line. The proper size of 'Ferrule' will have to be applied to the concerned Supply Department by the Developer.

3.19. ELECTRIC SUPPLY- Shall mean One **COMMON METER** for the use of General Lighting for all electrical arrangements in common spaces like adequate Lighting at the Staircase, Parking Space, Terrace, pump room, and Boundary wall will be provided by the Developer, and the deposit money for the same will be deposited by the Developer out of his expenses to the WBSEDCL also the expenses for the entire individual flat's Electric Meter under developer's allocation and deposit for the same will be provided by individual flat owner to WBSEDCL. Developer may only co-operate for the same.

3.20. NOTICE- Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. Notice of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

3.21. JURISDICTION: Only the Principal Civil Courts of Kolkata shall have the jurisdiction to entertain, try, and determine all actions and proceedings between the parties relating to or arising out of this Agreement or connected in addition to that.

3.22 UNAVOIDABLE CIRCUMSTANCE shall mean natural calamities, earthquakes, civil disorder, or political unrest by which the construction work of the proposed building can be disturbed, stopped, or suspended for a considerable time.

3.23 FORCE MAJEURE:- shall mean and include natural calamities, Acts of God, floods, earthquakes, riots, wars, storms, cyclones, tempests, fire, civil commotion, civil wars, air raids, general strikes, lockouts, transport strikes, acquisitions, requisitions, notices or prohibitory orders from Corporation or any other statutory body or any Court, government action or regulations, new and/or changes in rules, laws or policies

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Asish Kumar Sen
Partner

affecting or likely to affect the Project, and/or any reasons/circumstances beyond the control of the **DEVELOPER**.

3.24 WAIVER: Failure or delay by either Party to insist upon the strict performance of any terms and provision of this agreement or to exercise any right available to a party upon a breach of default shall not constitute a waiver of such breach or default or any subsequent breach of such terms and provision. No waiver of any breach shall affect or alter this Agreement, but each term of this Agreement shall continue to be in full force and effect concerning other terms.

3.25 WORDS: - shall mean and include imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine gender and vice-versa. Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa. Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; Similarly, words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER** Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

3.26 ADVOCATE: shall mean **Reo Legal (Advocates & Solicitors)**, Advocate of 6, Old Post Office Street, Basement Room No. 1, Kolkata- 700001, appointed by the **DEVELOPER** herein, inter-alia, for preparation of the documents regarding this Agreement.

3.27 COMPLETION PLAN AND COMPLETION CERTIFICATE - Time is the main essence of this contract. Subject to Force Majeure and circumstances beyond control the Developer shall complete the construction of the new building in the said premises in habitable conditions and must obtain a 'Building Completion Certificate' along with a 'Building Completion Plan', within a period of 48 months (with a grace period of 6 months) execution of this agreement over the land for Construction hereunder subject to clearance of all the Legal papers from the Government Authorities. The Developer shall be bound to legally obtain an approved completion certificate from the concerned authority at their own cost and responsibility. If any fine regarding the construction of the building is imposed by the competent authority, said cost shall exclusively be borne by the Developer.

3.28 CONFIRMING PARTY- The developer shall be the confirming party in sale deeds and agreements only in Respect of the flats under the developer's allocation, as the sale proceedings' consideration 'will be paid to the Developer, Accordingly, memo of consideration also will have to be witnessed in the name of the Developer.

3.29 DELIVERY OF THE XEROX COPY- 'Shall mean the developer shall deliver a xerox copy of the registered sale deeds in respect of the developer's allocated flats and

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Director / Authorised Signatory

MIHIRA HOUSING LLP.

Abish Kumar Sen
Partner

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District Collector, Birbhum

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car parking spaces to the Land Owner before the registration of the said deeds.

3.30 INTENDING BUYERS- Shall mean and include the person or persons or party or parties to whom any flat/unit or other spaces in the new building may hereafter be agreed to be transferred.

4. DEVELOPERS OBLIGATIONS:

4.1. That it is agreed by and between the parties herein that the Developer shall be entitled to construct a building upon the said property with their fund and resources or by any other funds procured by taking advance from the intending buyers, who are willing to purchase any flat/spaces in the said building which belongs to the Developer's Allocation, provided the Developer fulfill the following obligations towards the Land Owner. The Developer shall ensure that the property under development will not be encumbered in any manner.

4.2. The developer will construct the proposed building upon the said property strictly as per the building plan sanctioned by the concerned authority.

4.3. The developer shall have to maintain the proper sizes/specifications as per the building plan and as per the advice of the Architect and Land Owner's allocation given below.

4.4. The Developer shall have to appoint a professional civil engineer or L.B.S. or firm as Architect to supervise the construction of the building/ buildings.

4.5. The entire cost and expenses for the construction of the building will be borne by the Developer, and the Developer shall have no claim or demand in any part of the said expenses from the Land Owner.

4.6. That after completion of the said building(s), the developer shall have to deliver the Land Owner, which is more fully and particularly mentioned herein. The Land Owner shall not have to bear any expenses or have to pay any consideration for this development project.

4.7. That the Land Owner's Allocation mentioned in the **SECOND SCHEDULE, PART-I** herein below will be delivered for the first time by the developer to the Land Owner in finished, ready, and habitable condition in all respects with all modern amenities and fittings before delivery of any flat or constructed part of the Developer's Allocation to any other person.

4.8. That the delivery of possession of the Owner's Allocation in the building in favour of the Land Owner will be made by the developer within a period of 48 months (with a grace period of 6 months) from the date of execution of this

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

the Registrar to the District Registrar, Birbhum

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District Registrar, Birbhum

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agreement over the land for Construction hereunder subject to clearance of all the Legal papers from the Government Authorities.

4.9. The Developer shall have no right or shall not be entitled to sell, transfer, and /or encumber in any manner the said reserved portion of the Land Owner more fully described in the **SECOND SCHEDULE, PART-I** herein below, along with the common areas/amenities.

4.10. The developer shall act as an independent contractor in constructing the building and undertake to keep the Land Owner indemnified from time to time against all third-party claims, including any Government, Quasi Govt. Local authorities, Electric Supply, Telephone, etc., and actions arising out of any act of commission or accident such as loss of life/lives of laborers, and allied natures or things in or relating to the construction of the building/development of the property.

4.11. That the Developer shall be responsible for fulfilling all the above-mentioned obligations towards the landowner, failing which the land Owner shall have every option to claim damages and/or cancel or rescind the present agreement. The Developer agrees to the following, which the owner has also agreed to.

4.12. That the Developer shall install a separate electric meter in the name of the owner and/or their nominee in the proposed building for the flats to be held by the Owner. The meter installation charges and security deposit, if any, for the same will be borne by the landowner.

4.13. That the Land Owner shall not be liable or responsible concerning the nature of construction of the proposed building and also for any financial transaction with the Third Parties.

4.14. That if the Developer fails to deliver the possession of the owner's allocation within the stipulated period of 48 months, considering the subsistence of unavoidable circumstances, a term of 48 months (in addition to the stipulated period of 6 months) will be provided to the developer. The developer will also lose the allocation as described in Part II of the Second Schedule.

4.15. The Developer shall hand over the Owner's Allocation, along with the Completion Certificate obtained from the concerned authority.

5. RIGHTS AND PRIVILEGES OF THE DEVELOPER:

5.1. That if any additional construction is done by the Developer (on getting proper permission from the concerned authority i.e. will have proper drawing and reflection in Revised Plan/Building Completion Plan) at their discretion, that shall be adjusted in 35: 65 (Land Owner: Developer) ratio.

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Abhishek Kumar Sen
Partner

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Additional District Superintendent
Rampurhat, Birbhum

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5.2. That save except those portions which shall be kept reserved for the Land Owner, the Developer shall be entitled to sell and or transfer rest flats, car parking space/spaces with a proportionate share of common areas of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the Developer.

5.3. The Developer shall be entitled to receive the entire consideration money from the intending buyers of the Developer's Allocation against issuing proper receipt thereof, and the Memo of Consideration in conveyance will have to be marked in the name of the Developer.

5.4. The LandOwner shall have no right and or liberty to interfere in those transactions made between the Developer and the intending buyer/buyers in any manner whatsoever, and further the Land Owner shall not be entitled to claim the profit of the said venture or party thereof.

5.5. The Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue in any term as the Developer may think fit and proper.

5.6. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the indenting buyer in respect of the flat/space of the building **only relating to Developer's Allocation** after handing over the possession of the reserved portion to the owner and further shall be entitled to present before the Registration Offices all those Deeds and Documents of transfer in favour of all intending buyers on behalf of Land Owner and for that purpose the land Owner will execute a registered Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the un demarcated impartible proportionate share of the land under **FIRST SCHEDULE** property in favour of the flat buyers and the land on will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the developer.

5.7. That the Developer shall be entitled to obtain loan from any Bank or Banks whether Nationalized or Private or any authority or authorities or any Financial Institution in respect of the said multi storied building including further construction as aforesaid for completing the said project as and when required by way of mortgage, the said schedule-maintained property without consent of the owners, at its own risk. If any signature required of owners as guarantor or other purpose for

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Sudrath Nigam
Director / Authorised Signatory

MIHIRA HOUSING LLP.
Asish Kumar Sen
Partner

loan, owner shall sign for the same.

6. LANDOWNER'S OBLIGATIONS AND PRIVILEGES:

6.1. That during the period of construction of the proposed building, the developer shall be in absolute possession of the said property as required for construction and the landowner shall not be entitled to disturb the possession of the developer in a manner whatsoever, provided the construction of the building is done as per the terms of this agreement.

6.2. That the land Owner does hereby declare that 'they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property more fully described in the **FIRST SCHEDULE** below is free from all encumbrances, disputes, litigations and in the mean time, he has not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal and/or any other statutory body at the time of signing of this agreement. So, being satisfied with the marketable title of the said property and the same being free from all encumbrances, the Developer herein has entered into this Agreement.

6.3. The Land Owner shall at the time of execution of this present deliver to the developer all original documents regarding the title of the land other papers and documents against proper receipts from the developer.

6.4. That the landowner shall not be required to share or pay any portion of the cost for construction of the proposed building, including the cost of construction of the landowner's allocation more fully described in the **SECOND SCHEDULE, PART I**.

6.5. The land Owner shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flat spaces of the building to the intending buyers. But shall have absolute right and authority to inspect the main structural part of the building as well as the construction of the Owner's portion from time to time.

6.6. That for smooth functioning of the development work and for the purpose of construction of the proposed building the land Owner will execute a Registered Power of Attorney at the cost of the Developer in favour of the Developer empowering its administrator in the office to do all acts and deeds required for the construction of the proposed building and to sell, transfer any flat or flats or spaces of the building to any intending buyers on relating to Developer's Allocation and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favor of the flat buyers from the developer's allocation.

6.7. That in the event that a co-operative society and/ or Association be formed the

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Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

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and will be reviewed and signed by the local
and the community to keep the project

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Landowner shall become a member of the said Society and/ or Association be formed and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and taxes in respect of his allocation for maintenance of the common areas, facilities, etc.

7. TIMEFRAME

7.1. The Developers shall complete the construction of the entire said property along with all amenities and with an Occupation Certificate (O.C.) within 48 months from the date of execution of this agreement.

7.2. If the Developers are prevented from carrying on the construction and development activities of the said property for any reasons which are beyond the control of the Developers such as (i) war, civil commotion, accident, strikes, or act of God affecting the said property; (ii) Any notice, order, rule, notification of the Government or other public, judicial or Competent Statutory Authority affecting the development of the said property; and (iii) Non-availability of steel, cement or any other building materials, water for construction or supply of electric power; and which circumstances have not arisen due to default of the Developers, the time for completion of the project shall stand suitably extended considering the period of delay occasioned on account of such reasons.

8. CANCELLATION AND ARBITRATION:

8.1. All communication in the form of letter, notice, or correspondence from/to either of the parties will be made to the address written in the agreement and page of this present and will be communicated by postal services or personal peon services article and letter, notice served upon either of the parties by other.

8.2. ARBITRATION:

(a) **Disputes to be settled by Arbitration:** Any dispute, controversy, or claims between the parties hereto arising out of or relating to this Agreement or the breach, termination, or invalidity thereof, shall be settled by arbitration by the provisions of the Arbitration and Conciliation Act, 1996, and amendments thereof.

(b) **Arbitral Tribunal:** The arbitral tribunal shall be composed by mutual consent of the parties or to be decided by the appropriate court of law having jurisdiction to decide it.

(c) **Place of Arbitration:** The place of arbitration shall be Kolkata, and any award made, whether interim or final, shall be deemed for all purposes between the Parties to be made in Kolkata.

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



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Rumouring, Birchum

03 MAR 2025

(d) Language and Applicable Law: The arbitral proceeding shall be conducted in the English language, and any award or awards shall be rendered in English. The procedural law of the arbitration shall be Indian law.

(e) Award Final and Binding: The award of the arbitral tribunal shall be final, conclusive and binding upon the Parties hereto, and the Parties shall be entitled (but not obliged) to enforce the award. Such enforcement shall be subject to the provisions of the Arbitration and Conciliation Act, 1996.

(f) Summary Proceedings and Interim Awards: The Arbitrator shall have the right to proceed summarily and to make interim awards.

THE FIRST SCHEDULE THE DESCRIPTION OF THE LAND

ALL THAT piece and parcel of Danga Land measuring about 22 (Twenty-Two) Cottahs 6 (Six) Chittacks (i.e., 1497.32 Sq. Mt.) more or less, equivalent to 37 (Thirty Seven) decimals more or less laying and situated at RS as well as LR Dag No.2648, appertaining to R.S. Khatian No.192, K.B. Khatian No.149, L.R. Khatian No.4313, of Mouza Atla, Post Office and Police Station Rampurhat, Pin-731233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District -Birbhum, West Bengal, which is butted and bounded as follows:

ON THE NORTH: By others land 2651.

ON THE SOUTH: By Tirtha International Hotel

ON THE EAST: By Maa Tara Apartment F Block

ON THE WEST: By Larica Hotel.

THE SECOND SCHEDULE PART I THE DESCRIPTION OF THE OWNER'S ALLOCATION

In accordance with the terms and conditions of this development agreement contained therein, the land owner will be entitled to get 35% of the total gross revenue in respect of the said proposed building more fully and particularly described herein. The said 35% payment would include TDS, GST, and other Government Taxes as applicable. The developer will provide every quarterly financial report to the land owner from the date of execution of this agreement. It is pertinent to mention that all the sales as well as

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

in accordance with the provisions of the law, the following is the result of the investigation conducted by the police.

1. The investigation was conducted by the police.

2. The investigation was conducted by the police.

3. The investigation was conducted by the police.

4. The investigation was conducted by the police.



Union Minister's Office
Yangon, Myanmar

03 MAR 2025

the receive and profit thereof shall be divided amongst the parties based on their ratio in this agreement. If anything remains unsold the same shall remain to both the parties herein.

PART II THE DESCRIPTION OF THE DEVELOPER'S ALLOCATION

In accordance with the terms and conditions of this development agreement contained therein, the developer shall be entitled to 65% of the total gross revenue in respect of the said proposed building more fully and particularly described herein. The developer shall be entitled to sell, transfer, lease, and/or otherwise deal with the saleable area with the proportionate share in the land as it deems fit and proper and shall be entitled to enter into agreements and other commitments with any other party or parties in regard to the disposal thereof which is mentioned here. It may also be mentioned here that the developer has the right to sell the remaining 35%, i.e., the Owner's Allocation, subject to written confirmation of the land owner.

THE THIRD SCHEDULE

DESCRIPTION OF COMMON PARTS, PORTIONS, AREAS, FACILITIES, AMENITIES, & INSTALLATIONS

The following are the Common parts, portions, areas, facilities, amenities and installations mentioned in these presents:

1. Electric wiring and fittings and fixtures for lighting the common passage in the building.
2. Electric Meter of WBSEDCL LTD.
3. Staircase of the building up to the roof and staircase landing, including the roof of the top floor.
4. Common passage and Common land.
5. Deep tube well, Corporation water, overhead common water tank, Motor Pump for lifting water with pipe fittings, distribution pipes. Septic Chamber, its fittings, and sewerage.
6. Electric wiring fittings in common places and Common Electric Meter Space.
7. Lift and Lift Room
8. Drains, sewer pipes, rainwater pipes from the roof and floors, bathrooms, privies, and all equipment for common use.

For SN CONSULTANTS PVT. LTD.

Satvada Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Abish Kumar Sen
Partner

1. The District Superintendent of the District of Columbia, D.C., is hereby notified that the following information has been received from the Bureau of the Census, U.S. Department of Commerce, Washington, D.C., dated 10/10/50:



Unconditional District Sub-Region
Rural/Urban Partition

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9. Boundary walls and Main gate.

10. Such other common parts, areas, equipment, installation, fixtures, fittings, and spaces in or about the said building as are necessary for the passage to or user and occupancy of the flats in common and as are specified expressly to be the common parts after construction of the building.

**THE FOURTH SCHEDULE ABOVE REFER TO
(THE COMMON PORTION)**

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pump, water tanks, reservoir, water pipes, septic tank, all other common plumbing installation and sanitary installations.
5. Common electrical wiring, fittings, and fixtures generators (excluding those as installed for any particular unit).
6. Drainage and sewerage.
7. Boundary walls and main gates.
8. Such other common Parts, areas, equipment, fittings, installations, fixtures, and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered car parking space and areas.
9. Roof on the top floor.

**THE FIFTH SCHEDULE ABOVE REFER TO
(COVENANTS AND COMMON RESTRICTIONS)**

The owner and all unit owners shall always strictly adhere to the following restrictions:

1. The owner and/ or unit owner shall not do the following
2. Obstruct the Association (upon its formation) in their acts relating to the common purpose.
3. Violate any of the rules and/or regulations laid down for the common purpose and the user of the common portion.

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

TO THE ABOVE REFER TO
(MONTROSE ADVICE)



Additional District Sub-Registrar
Rampurhat, Birbhum

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4. Injure, harm, or damage the common portion or any other units in the new building by making any alteration or withdrawing any support or otherwise.
5. Alter any portion, elevation, or color scheme of the new building.
6. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish, or other refuse in the common portions save at the place indicated or worked thereof.
7. Place or cause to be placed any article or object in the common portion.
8. Use any unit or any part thereof for any purpose other than the purpose meant for (Residential/Commercial) Carry or on the cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.
9. Do or permit anything to be done that is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings:

**THE SIXTH SCHEDULE ABOVE REVERED TO
(THE COMMON EXPENSES)**

1. **MAINTENANCE:** All costs of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting, and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.
2. **MAINTENANCE OF STAFF:** The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker/Darwans, sweepers, plumbers, electricians, etc., and their perquisites, bonuses, and other emoluments and benefits.
3. **COMMON UTILITIES:** All charges and deposits for suppliers of common utilities to the co-owner in common.
4. **ELECTRICITY:** electricity charges for the electrical energy consumed for the operation of common portions.
5. **LITIGATION:** all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
6. **RATES AND TAXES:** Taxes, multistoried building tax, water tax, and other levies in respect of the premises and the new building save those separately assessed on co-owners.

**THE SEVENTH SCHEDULE
SPECIFICATIONS OF CONSTRUCTION OF THE BUILDING**

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Abish Kumar Sen
Partner



Additional District Sub-Registrar
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SL. No.	Specification	Details
1.	Treatment	Anti-termite treatment on foundation and plinth.
2.	Structure	Long Lasting R.C.C. Structure (Seismic Zone IV) with Beams, Columns, and slabs, with solid brick masonry walls.
3.	Plastering	All internal walls are smoothly plastered with P.O.P. finishing.
4.	Walls	Internal 3' and 5' thickness walls should be netted. External wall of 8' thickness of No.1 new Brick's plaster finish.
5.	Doors	Flat entrance main door: Aesthetically designed melamine Polished Flush Door a Sal Wood Frame Completed with High Qualified hardware fittings. Internal Doors: Sal Wood Frame and Water Proof Flush Door with High Quality Hardware Fittings. Toilet & W.C. Doors: Should be Flush doors with PVC Sheet on the Internal Side.
6.	Windows	Anodized aluminum multi-track sliding windows with premium smoked glass.
7.	Grill	All metal surfaces (M.S. Safety Grill) are covered with primer and 2 coats of color of good quality.
8.	Electric Cable	Concealed copper wiring will be done by fireproof wire with proper specifications and Switches of Quality Standard. Each apartment will be provided with one main Switch. I.e. M.C.B. Entrance Calling bell point for each apartment (from Ground & Main Entrance) Adequate lighting at the staircase, terrace, and Boundary wall. Electrical arrangements are to be provided in the pump room. Power Outlet for Air conditioner in the Master Bed Room. Power Outlet for Geysers in one Toilet. Power Outlet for Refrigerator, Washing Machine & Acquaguard. Maximum Safety measures and checks will be provided. Materials used, including switches, will conform to ISI Standards.
9.	Sanitary Concealed Plumbing	Kitchen: Black Granite top cooking platform over Black Stone with Stainless Steel Sink (20*16) with Chromium plated Bid-cock bellow platform 2 tire shelves by black

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



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		stone should be provided including one gas cylinder space. Total Kitchen Water Point 3 Nos. (I.e. 1 no Wash Basin Point, 1 no Aqua-Guard Point, 1 no utensils washing point. Toilet: Glazed Ceramic tiles up-to-door height 6.0, i.e. (1829mm) on the wall. Concealed Hot (GI pipeline make) and cold pipeline (PVC) Separate Lines. Complete set (with Seat cover and jet line) Commode- Western Style- 1 no White with 1 no C.P. Pillar Cock and water jet. Complete set one Wash Basin (white) with fittings and stand, C.P. Pillar Cock Total Toilet water point: Wash Basin 1 Top 2, Mixture-1 for concealed bath line with C.P. Bib Cock. (Which is above mentioned) one Greaser Toilet. W.C. Glazed ceramic tiles up-to-door height 6.0, i.e. (1829mm) on the wall. Complete set (with Seat cover and jet line) Commode- Western Style- 1 no White with 1 no C.P. Pillar Cock and water jet. Complete set one Wash Basin (white) with fittings and stand, C.P. Pillar Cock Total W.C. water point 2 nos. each. External plumbing line. Any good quality makes. All Sanitary ware and fittings will be confirmed to ISI slandered. Adequate care will be taken to deliver quality materials and workmanship.
10.	Water supply	Overhead R.C.C/Brick/P.V.C reservoir and underground reservoir with waterline to be provided. One freshwater inlet point and drainage water outlet provision for the washing machine Electric Pump and Motor with Starter to be installed by the Developer at the Ground level within a suitable place for lifting water to an overhead reservoir. (pump-motor make-Crompton and Greaves)
11.	Painting	External Finish: All External walls are covered with 2-coat primer and a high-quality weather coat of Berger Paints or similar goods brands. Internal Finish: all covered areas I.e. Bed Room Dining



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Birbhum, Birbhum

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		Room, Living Room, Kitchen, Toilet & W.C. should be done with plaster of Paris (P.O.P).
12.	Staircase Gate	The developer shall be provided a steel gate/collapsible gate at the entrance of the staircase area at the ground floor level.
13.	Veranda	Half Grill
14.	Facility	Letter Box, Concealed Cable TV, and Telephone Line.
15.	Extra Work	The purchasers will be liable to pay an extra for any extra work to be done, except the specification mentioned hereinabove.

IN WITNESS WHEREOF, THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by
within named LAND OWNER AND
DEVELOPER in the presence of
WITNESSES.

For SN CONSULTANTS PVT. LTD.

Subrata Ray
Director / Authorised Signatory

SIGNATURE OF LAND OWNER

1. *Koushik Mondal.*
Dangapara.

MIHIRA HOUSING LLP.
Abish Kumar Sen
Partner

2. *Sirajul Islam.*
Rampurhat.

SIGNATURE OF DEVELOPER

DRAFTED BY ME AS PER
INSTRUCTIONS AND DOCUMENTS
PROVIDED BY THE CLIENT

Drafted by:-- *Sirajul Islam.*

Sirajul Islam (Advocate)
Rampurhat Court.
En.No.- WB - 2414 of 1999

Typed by:--
Helal Hossain
Helal Hossain

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STOCKS WITHIN THE PARTIAL MONTH BUT THEIR RESPECTIVE
 IN THE MONTH AND YEAR FIRST ABOUT WRITTEN

SHRUTI PVT LTD
 Director / Authorized Signatory

SIGNATURE OF LAND OWNER

MIHIRA HOUSING LLP

Partner



Additional District Sub-Registrar
 Rampurhat, Birbhum

03 MAR 2025

RECEIVED BY ME AS PER
 INSTRUMENT NO. 1000000000
 REGISTERED AT THE OFFICE

Signature of
 Sub-Registrar
 Rampurhat, Birbhum
 1111 - 1111

For SN CONSULTANTS PVT. LTD.
Susresh Nayak
 Director / Authorised Signatory

MIHIRA HOUSING LLP.
Asish Kumar Sen
 Partner



Susresh Nayak



Asish Kumar Sen
Asish Kumar Sen

					
					
					
					

संख्या

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Additional District Sub-Registrar
Rampurhat, Birbhum

03 MAR 2025

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SN CONSULTANTS PRIVATE LIMITED



26/03/2007

Permanent Account Number

AAKCS7799F

07/05/2007

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory



भारत सरकार
GOVERNMENT OF INDIA



सुरत नायक

Subrata Nayak

जन्म तारीख / DOB : 08/04/1952

पुरुष / MALE

Mobile: 9830309700

3786 9950 0006

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ठिकाना

पेट मित्रुति ब्रह्म नायक, मेट्रो हाईस, ११४, डी. ली मोहन
सोहन उद्गाता रोड, ब्रिजमोर, एरनाली, एरनाली,
बनारस,
उत्तर प्रदेश - 700014

Address

Unit Bishu Brahman Nayak, Metro Heights, 114, Dr. Lal Mohan
Sohani Udgata Road, Bridge More, VTC, Ernally, PO: Ernally,
District Kolkata, State: West Bengal, PIN Code: 700014

3786 9950 0006

VID : 9170 1942 4181 7107



1947



help@uidai.gov.in



www.uidai.gov.in

Subrata Nayak

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA NAYOK
BIBHUTI BHUSAN NAYOK

08/04/1952

Permanent Account Number

ABSPN7785L



Subrata Nayok
Signature

Subrata Nayok

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ACDFM0678H

MIHIRA HOUSING LLP

19/02/2025

Date of Incorporation / Formation



Signature valid

Digitally signed by
Income Tax Dept
Date: 2025.03.02 09:25:44
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax returns, matching of information and e-gy maintenance & retrieval of electronic information etc. relating to a taxpayer.
- ✓ The PAN Cardholder has to declare the source of income and expenditure in his/her return of income. It also helps in tracking the flow of money from one person to another.
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- ✓ The PAN Cardholder has to declare the source of income and expenditure in his/her return of income. It also helps in tracking the flow of money from one person to another.

—Cont.

आयकर विभाग INCOME TAX DEPARTMENT	 भारत सरकार GOVT. OF INDIA	एकमात्र लेखा संख्या कार्ड Permanent Account Number Card	एकमात्र लेखा संख्या Permanent Account Number
ACDFM0078H		एकमात्र लेखा संख्या कार्ड Permanent Account Number Card	एकमात्र लेखा संख्या Permanent Account Number

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

MIHIRA HOUSING LLP.

Asish Kumar Sen

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASISH KUMAR SEN

NETAI CHANDRA SEN

15/02/1956

Permanent Account Number

AKRPS9639N

Asish Kumar Sen

Signature



Asish Kumar Sen



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030320252042795436

GRIPS Payment Detail

GRIPS Payment ID:	030320252042795436	Payment Init. Date:	03/03/2025 10:29:25
Total Amount:	35058	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9578268971446	BRN Date:	03/03/2025 10:29:42
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr Subrata Nayok
Mobile:	8926406802

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250427954378	Directorate of Registration & Stamp Revenue	35058
Total			35058

IN WORDS: THIRTY FIVE THOUSAND FIFTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192024250427954378

GRN Details

GRN:	192024250427954378	Payment Mode:	SBI Epay
GRN Date:	03/03/2025 10:29:25	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9578268971446	BRN Date:	03/03/2025 10:29:42
Gateway Ref ID:	IGASNJHHW7	Method:	State Bank of India NB
GRIPS Payment ID:	030320252042795436	Payment Init. Date:	03/03/2025 10:29:25
Payment Status:	Successful	Payment Ref. No:	2000622580/1/2025

[Query No./Query Year]

Depositor Details

Depositor's Name:	Mr Subrata Nayok
Address:	Kolkata
Mobile:	8926406802
Period From (dd/mm/yyyy):	03/03/2025
Period To (dd/mm/yyyy):	03/03/2025
Payment Ref ID:	2000622580/1/2025
Dept Ref ID/DRN:	2000622580/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000622580/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	35030
2	2000622580/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				35058

IN WORDS: THIRTY FIVE THOUSAND FIFTY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-0304-02834/2025	Date of Registration	03/03/2025
Query No / Year	0304-2000622580/2025	Office where deed is registered	
Query Date	03/03/2025 9:00:23 AM	A.D.S.R. RAMPURHAT, District: Birbhum	
Applicant Name, Address & Other Details	Sirajul Islam Rampurhat, Thana : Rampurhat, District : Birbhum, WEST BENGAL, PIN - 731224, Mobile No. : 8250791215, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 2,53,76,820/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,030/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks			

Land Details :

District: Birbhum, P.S:- Rampurhat, Gram Panchayat: KHARUN, Mouza: Atta, JI No: 58, Pin Code : 731233

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2648 (RS :-)	LR-4313	Semi Commercial	Doyem	37 Dec		2,53,76,820/-	Width of Approach Road: 8 FL,
Grand Total :					37Dec	0/-	253,76,820/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sn Consultants Private Limited 30 Mohan Bagan Lane Room No 4 Ground Floor, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004 Date of Incorporation:XX-XX-2007, PAN No.: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mihira Housing LLP 1st Floor 67/1/2 G.T Road Salkia, City:- , P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 Date of Incorporation:XX-XX-2005, PAN No.: Acxxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Subrata Nayok (Presentant) Son of Late Bibhuti Bhushan Nayok Date of Execution - 03/03/2025, , Admitted by: Self, Date of Admission: 03/03/2025, Place of Admission of Execution: Office	 Mar 3 2025 11:12AM	 LTI 03/03/2025 Captured	 03/03/2025
	Metro Heights 114 Dr Lal Mohan Bhattacharjee Road Phillips More, City:- Kolkata, P.O:- Entaly, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: abxxxxxx5I,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sn Consultants Private Limited (as director)			
	Name	Photo	Finger Print	Signature
2	Mr Asish Kumar Sen Son of Late Netaji Chandra Sen Date of Execution - 03/03/2025, , Admitted by: Self, Date of Admission: 03/03/2025, Place of Admission of Execution: Office	 Mar 3 2025 11:12AM	 LTI 03/03/2025 Captured	 03/03/2025
	1st Floor 67/1/2 G T Road Salkia, City:- , P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: akxxxxxx9n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Mihira Housing LLP (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Md Badsha Alam Son of Mr Md Aminul Islam Rampurhat, City:- Rampurhat, P.O:- Rampurhat, P.S:-Rampurhat, District:-Birbhum, West Bengal, India, PIN:- 731224	 03/03/2025	 03/03/2025 Captured	 03/03/2025

Identifier Of Mr Subrata Nayok, Mr Asish Kumar Sen

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sn Consultants Private Limited	Mihira Housing LLP-37 Dec

Endorsement For Deed Number : I - 030402834 / 2025

On 03-03-2025

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 10:08 hrs on 03-03-2025, at the Office of the A.D.S.R. RAMPURHAT by Mr Subrata Nayok .

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 2,53,76,820/-

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

Execution is admitted on 03-03-2025 by Mr Subrata Nayok, director, Sn Consultants Private Limited (Private Limited Company), 30 Mohan Bagan Lane Room No 4 Ground Floor, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Mr Md Badsha Alam, . , Son of Mr Md Aminul Islam, Rampurhat, P.O: Rampurhat, Thana: Rampurhat, City/Town: RAMPURHAT, Birbhum, WEST BENGAL, India, PIN - 731224, by caste Muslim, by profession Others

Execution is admitted on 03-03-2025 by Mr Ashish Kumar Sen, partner, Mihira Housing LLP (Private Limited Company), 1st Floor 67/1/2 G.T Road Salkia, City:- , P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106

Identified by Mr Md Badsha Alam, . , Son of Mr Md Aminul Islam, Rampurhat, P.O: Rampurhat, Thana: Rampurhat, City/Town: RAMPURHAT, Birbhum, WEST BENGAL, India, PIN - 731224, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2025 10:29AM with Govt. Ref. No: 192024250427954378 on 03-03-2025, Amount Rs: 28/-, Bank: SBI EPay (SBIPay), Ref. No. 9578268971446 on 03-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,030/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,030/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7066, Amount: Rs.5,000.00/-, Date of Purchase: 03/03/2025, Vendor name: Shibnath Das
 2. Stamp: Type: Court Fees, Amount: Rs.10.00/-
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2025 10:29AM with Govt. Ref. No: 192024250427954378 on 03-03-2025, Amount Rs: 35,030/-, Bank: SBI EPay (SBIPay), Ref. No. 9578268971446 on 03-03-2025, Head of Account 0030-02-103-003-02



Sandipan Nandi
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAMPURHAT
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0304-2025, Page from 61160 to 61226

being No 030402834 for the year 2025.



Sandip

Digitally signed by Sandipan Nandi
Date: 2025.03.03 11:48:20 +05:30
Reason: Digital Signing of Deed.

(Sandipan Nandi) 03/03/2025

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAMPURHAT
West Bengal.