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AT 174655

Certified that the document is submitted to registration. The Signature Sheet and the Endorsement Sheet attached with this Document are the part of this document.

Additional District Sub-Registrar
of Raipurhat Birbhum

03 MAR 2025

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT MADE AND
EXECUTED ON THE 3rd MARCH 2025.**

For SN CONSULTANTS PVT. LTD.

Subrata Nagh
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

Shiv Nath Das



Additional District Sub-Inspector
Rampur, Barisal

03 MAR 2025

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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, Mohanbagan 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 **being the LANDOWNER/PRINCIPAL** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) hereby send Greetings.

IN FAVOUR OF

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 Netai Chandra Sen, having his Income Tax Permanent Account No. (AKRPS 9639N), 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, **being the DEVELOPER/ATTORNEY**.

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

A. The landowner/principal herein is the sole and absolute owner of 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-731 233, within the jurisdiction of Tarapith Rampurhat Development Authority, Kharun Gram Panchayat and Additional District Suib-Registrar at Rampurhat, District- Birbhum, West Bengal.

For **SN CONSULTANTS PVT. LTD.**

Subrata Nayok
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



Additional District Sub-Registrar
Muzaffargarh, Pakistan

03 MAR 2025

MIHIRA HOUSING LLP.

Partner

Director / Authorized Sign

B. The Land Owner herein being desirous of promoting and developing the said premises which is morefully particularly described in the schedule hereunder written and accordingly approached the developer to develop the said premises by constructing multistoried and/or commercial building/s thereon consisting of several self-sufficient residential flats, car parking spaces, office, shops as per the plan sanctioned by the concern authority upon which the developer herein also agreed.

C. Accordingly, the owner herein has entered into a registered Development Agreement on with **MIHIRA HOUSING LLP**, hereinafter referred to as the **DEVELOPER** to develop the schedule mentioned property on the terms and condition and stipulations contained in the said Agreement which was duly registered in the office of the Additional District Sub Registrar at Rampurhat and recorded, in Book No. I, Volume No. 0304-2025 as Deed No . 2834 for the 3rd March 2025.

D. One of the conditions contained in the said agreement is that the principal shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer of the flats/units to the intending Purchaser/s from the Developer's Allocation only as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work.

E. The principal therefore, appoint **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 Netai Chandra Sen, having his Income Tax Permanent Account No. (AKRPS 9639N), 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, as principal's true and lawful Attorney for the purpose hereinafter mentioned and vesting her with the power and authorities to act and to perform as herein contained.

1. To enter into the said premises with contractors, architects, and other workmen for construction of the said new building and to do all necessary work in connection herewith and to hold and defend possession of the premises and every part thereof or any part thereof and also manage, maintain and administer the premises and all buildings constructions thereof and every part thereof.

2. To look after and manage the Said Holding in all respects as principal's Said Attorney shall deem fit and proper.

For **SN CONSULTANTS PVT. LTD.**

Subrata Saha
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



Regional District Sub-Regional
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03 MAR 2025

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Banyuwangi, Banyuwangi

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Director \ Authorized Signatory

3. To defend possession, manage and maintain the Said Holding/Property.
4. To prepare and apply to the concern authority and all other statutory authorities including local bodies for sanction of Building Plan including any addition, alteration, modification thereof which may be necessary and to obtain sanction of such Building Plan and other required permission for sanctioning Building Plan from the concern authority and other statutory authorities and local bodies.
5. To appoint and engage Engineers, Architects, Surveyors and other agents and contractors Sub-Contractors, Labour and other personal as may be required from time to time on such terms and conditions as the Said Attorney may deem fit and proper and to revoke his/their appointments and to reappoint any other person in his/their place and stead as occasion shall raise and the aforesaid purpose to settle and pay their fees.
6. To appear and represent and act for the Land Owners in its name and on its behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Land (Ceiling & Regulation) Act, Land Acquisition Act, Land Reforms Act, and all other concerned authorities including office of the concern authority, Police Authorities, Directorate of West Bengal Fire Service, authorities under the West Bengal Land Reforms Act for sanction of the building plan and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for all or any of the purposes in respect of the sanction of the building plan.
7. To sign, verify, affirm, file and submit, as the case may be, all declarations, statements, returns, applications, affidavits, petitions, undertakings, plans, indemnities or any such document or documents which may become necessary to be executed on behalf of the Land Owners before any authority or authorities including Notary, BL & LRO, Airport Authority of India, any other authority or authorities under the provisions of the Urban Land (Ceiling & Regulation) Act, Land Acquisition Act, Income-tax Act or any other authority under any other Acts and/or Regulations for the time being in force for obtaining necessary permissions, consents, certificates for sanction of building plan and to appear and represent before the officer concerned and to do all necessary acts, deeds, and things as may be required for obtaining such permissions, certificates and consents.

For SN CONSULTANTS PVT. LTD.

Susanta Nayon
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

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Additional District Sub-Registrar
Rampur, Uttar Pradesh

03 MAR 2025

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8. To cause the building plan or plans prepared through Architect and/or Engineer and to sign and submit or cause to be submitted plan or plans or revised plans and also to sign file and submit all applications, petitions, affidavits as may be required for getting the plan approved from the concern authority and other appropriate authorities and also to appear and represent the Land Owners before concern authority and all the concerned authorities in connection with the aforesaid matters, electric connection and/or any other utilities in connection thereof from any authority or authorities.

9. To sign and submit all applications as may be required for securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Land Owners before the concern authority and all other departments including Electricity Supply authorities, Gas Supply Authorities, Directorate of Fire Services, West Bengal Police, Pollution Control Board and all other bodies and all other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Property under the Said Holding and the buildings at the Said Holding.

10. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plans and to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts, etc. and to make such application or to write and execute such application, letters or documents as may be required by such authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Holding

11. 10. To apply and obtain electricity, gas, water, tube-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be deem fit and proper by the Said Attorney.

12. To pay all fees to obtain sanction of building plans as may be deemed by the required authorities and as may be necessary for sanction, modification and/or alteration of the building plan and also to submit and take delivery of the title deeds concerning the Said Holding and other papers and documents as required by the concerned authorities

13. To receive a refund of the excess amount of fee, if any paid, for sanction, modification and/or alteration of the plans or the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.

For SN CONSULTANTS PVT. LTD.

Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

From the above it is clear that the applicant has not obtained the necessary permissions from the relevant authorities for the proposed work. The applicant is requested to obtain the necessary permissions from the relevant authorities before proceeding with the work. The applicant is also requested to provide a copy of the permissions obtained from the relevant authorities to the undersigned for his records.

The undersigned is requested to inform the applicant that the permissions obtained from the relevant authorities are not valid for the proposed work. The applicant is requested to obtain the necessary permissions from the relevant authorities before proceeding with the work. The applicant is also requested to provide a copy of the permissions obtained from the relevant authorities to the undersigned for his records.



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03 MAR 2025

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SHIRAJI HOUSING LLP

SHIRAJI CONSULTANTS

14. To execute and enter into agreements with the prospective purchasers and/or transferees for sale and transfer of constructed areas benefits as also the undivided and impartibly share in the said Holding in terms of the Said Development Agreement and to receive the total consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.

15. To execute agreements, conveyance deeds, other deeds, documents, writings, assurances including under lease, sub lease or tenancy/sub - let as the Said Attorney may deem fit arising and proper and to lodge for registration and admit execution thereof as the Said Attorney may desire and deem fit to execute deeds by any mode and other documents in respect of the constructed areas in the building to be constructed at the Said Premises and also the undivided share in the Said Premises as the Said Attorney shall deem fit and proper.

16. To apply for obtaining registration of project with the Real Estate Regulatory Authority of West Bengal and sign necessary papers on their behalf.

17. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Premises for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Land Owner.

18. For all or any of the purposes herein before stated to appear and represent the Land Owner before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept agreement, assignment, conveyance deeds, leases and all forms of deeds, declaration, undertakings and other writings including deeds of conveyance of constructed areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Land Owner and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts after obtaining the completion certificate to be issued by the concern authority.

19. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the Said Holding and in connection therewith to make, sign, verify, affirm, present and file vakalatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.

For SN CONSULTANTS PVT. LTD.

Sudrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

14. To ensure that the prospective purchaser and/or transferee is fully informed of the nature and extent of the interest in the land, the Registrar shall cause to be published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (ii), a notice containing the following particulars:-

(a) The name of the person or persons in whose favour the interest is being created or transferred, and the name of the person or persons from whom the interest is being created or transferred;

(b) The nature and extent of the interest being created or transferred, and the date of the instrument by which the interest is being created or transferred;



(c) The date of the instrument by which the interest is being created or transferred, and the date of the notice being published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (ii).

Additional District Sub-Registrar
Punjab, India

03 MAR 2025

(d) The name of the person or persons in whose favour the interest is being created or transferred, and the name of the person or persons from whom the interest is being created or transferred;

20. To appear before any Judge, Court, Tribunal, Authority, Collector's Office, Fire Brigade Office, Police, Survey, or other authorities and to do all things necessary in connection with the Said Premises.
21. To retain, employ, and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges, and expenses incurred in connection with the Said Holding.
22. To compromise and settle all or any of the actions, suits, and other proceedings, whether legal or not as the Said Attorney may deem fit and proper in connection with the Said Holding.
23. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, and summons from time to time in connection with the matters herein contained.
24. To apply before the office of the concerned authority and other authorities for mutation and amalgamation of the Said Premises in the name of the Land Owner and for that purpose to pay necessary fees and charges in connection therewith and to apply for revaluation and/or fresh valuation of the Said Premises.
25. To apply before the office of the concerned authority and other authorities for separation, amalgamation, and apportionment of various parts and portions of the Said Premises in the name of the Land Owner and for that purpose to pay necessary fees and charges in connection therewith.
26. To apply for and obtain necessary permission for soil testing, demarcation of boundaries, survey and measurement of the Said Premises as is required and necessary for the sanction of the building plan.
27. To cause demolition of any existing structures on the Property of Said Holding.
28. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s and building completion certificate/s from the concern authority and also cause the assessment, mutation of units in the name of the purchasers of such units in the multi-storied building and for that purposes to do all acts, deeds and things as the Said Attorney may desire or deem fit.
29. To apply for and obtain license, permits of cement, iron and all other building materials as may be required.

For SN CONSULTANTS PVT. LTD.

Susanta Wajda
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



Additional District Sub-Registrar
Rampurhat, Birahua

03 MAR 2025

30. To Gift any part or portion of the land to any statutory authority and present the deed of gift for registration before the appropriate authority.

31. To transfer the common areas in the Project Complex to the Association of the apartment owner and for that purpose to execute and register all transfer documents in the name and on behalf of the Land Owner in favour of such Association.

32. To charge or encumber or mortgage only the Developers Allocation in the Project Complex in favour of any Bank or financial institution for obtaining loan or finance for the execution of the Project.

33. To withdraw money deposited in any Court, Land Acquisition office, Rent Controller and/or from any other authority.

34. The Land Owner do hereby agree that all or any of the powers and authorities hereby conferred upon the Said Attorney may be exercised the directors of the Developer or by any Officer nominated by resolution of the directors of the Developer in that behalf.

35. For all or any of the purpose hereinbefore stated to appear and represent the Land Owner before all authorities having jurisdiction and to sign, execute submit papers and documents.

Generally, the said Attorney shall have the power to do all such other acts, deeds, and things in connection with the development, maintenance, and transfer by way of sale or lease of the Developer's Allocations in the said premises on principal's behalf as if I could have lawfully done if personally present.

And we, do hereby ratify and confirm and agree to ratify and confirm all and whatever principal's said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi-storied building/s on the said premises have approached the **DEVELOPER** for develop the 'said premises' by constructing multi-storied, multi phases Grant Project thereon consisting of several self-sufficient residential flats, car parking spaces, office, Commercial Space as per the plan sanctioned by the concern authority and the **DEVELOPER** herein also agreed with the proposal of the OWNER.

For SN CONSULTANTS PVT. LTD.

Subroto Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



Additional District Sub-Registrar
Rampurhat, Birbhum

03 MAR 2025

For the Director / Authorised

THE SCHEDULE ABOVE IS REFERRED TO:

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-731 233, 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.

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 principal and attorney in the presence of **WITNESSES**.

For SN CONSULTANTS PVT. LTD.

Subrata Sengupta
Director / Authorised Signatory

SIGNATURE OF THE PRINCIPAL

1. *Koushika Mondal -*
Dangahara .

2. *Subiraj Sengupta -*
Rampurhat -

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner

SIGNATURE OF ATTORNEY



Additional District Sub-Registrar
Barnouli, Birbhum

03 MAR 2025

Director / Authorized Signatory

MIHIRA HOUSING LLP

Sarban

**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

For SN CONSULTANTS PVT. LTD.

S. Subrata Nayak
Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen
Partner



Additional District Sub-Registrar
Rampurhat, Birbhum

03 MAR 2025

MIHRA HOUSING LLP
Partner

For 24 CONSULTANTS PVT. LTD

Director / Authorized Signer

For SN CONSULTANTS PVT. LTD.

Subrata Nayak

Director / Authorised Signatory

MIHIRA HOUSING LLP.

Asish Kumar Sen

Partner



Subrata Nayak



Asish Kumar Sen
Asish Kumar Sen

					
					
					
					

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MINHA HODGINS LTD.

Director, Additional Registrar

FOR SI CONSLUING PVI LTD.



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

05052007

for SN CONSULTANTS PVT. LTD

Susanta Nayak
Director / Authorised Signatory



भारत सरकार
GOVERNMENT OF INDIA



सूत्रत नायक

Subrata Nayok

জন্ম তারিখ / DOB : 08/04/1952

পুরুষ / MALE

Mobile: 9830309700

3786 9950 0006

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ঠিকানা:

লো বিভুতি ভূষণ নাথক, মেট্রো হাইটস, গাও. ড. লাল
মোহন ভট্টাচার্য রোড, ফিলিপ্স মোর, এন্টালি, এন্টালি,
কলকাতা,
ওয়েস্ট বেঙ্গল - 700014

Address

Late Bibhuti Bhushan Nayok, Metro Heights, 114, Dr. Lal Mohan
Bhattacharjee Road, Philips More, VTC, Entally, PO: Entally,
District: Kolkata, State: West Bengal, PIN Code: 700014.



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VID : 9170 1942 4181 7107



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www.uidai.gov.in

Subrata Nayok

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

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

नाम / Name MIHIRA HOUSING LLP

निगमन/गठन की तारीख
Date of Incorporation / Formation 19/02/2025



Signature valid

Digitally signed by
Income Tax Dept
Date: 25.03.2025 09:18:44
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सलाह पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग INCOME TAX DEPARTMENT स्थायी लेखा संख्या कार्ड Permanent Account Number Card ACDFM0678H नाम / Name MIHIRA HOUSING LLP निगमन/गठन की तारीख Date of Incorporation/Formation 19/02/2025	भारत सरकार GOVT. OF INDIA	इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें: आयकर पैन सेवा इकाई, प्रोटेक्शन इनफ्रास्ट्रक्चर्स लिमिटेड (पूर्व में एगविलिफाई ई-गवर्नंस इमराल्ड्स लिमिटेड) प्रीमिअर फ्लोर, सपफायर चैंबर, बानेर रोड, बानेर, पुणे - 411045 If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, Eminent eGov Technologies Limited (formerly NSDI, e-Governance Infrastructure Limited) 10th Floor, Sapphire Chambers, Baner Road, Baner, Pune - 411045 Tel: 91-20-2721 2030, e-mail: unit@eminentech.in
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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.

Arish 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

भारत सरकार
Government of India

आधार
Aadhaar

Issue Date: 26/01/2012



Asish Kumar Sen
Date of Birth/DOB: 15/02/1956
Male/ MALE

9324 9339 8083
VID : 9149 6950 4103 5098

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार
Aadhaar

Download Date: 05/07/2023

Address:
C/O: Netaji Chandra Sen, 67/1/1 G.T. ROAD
HOWRAH, Haora (M.Corp), Howrah,
West Bengal - 711106



9324 9339 8083
VID : 9149 6950 4103 5098

1847 | help@uidai.gov.in | www.uidai.gov.in

Asish Kumar Sen

Major Information of the Deed

Deed No :	I-0304-02835/2025	Date of Registration	03/03/2025
Query No / Year	0304-8000626344/2025	Office where deed is registered	
Query Date	03/03/2025 11:36:00 AM	A.D.S.R. RAMPURHAT, District: Birbhum	
Applicant Name, Address & Other Details	SIRAJUL ISLAM RAMPURHAT COURT,Thana : Rampurhat, District : Birbhum, WEST BENGAL, PIN - 731224, Mobile No. : 8250791215, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 2,53,76,820/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 030402834/2025		

Land Details :

District: Birbhum, P.S:- Rampurhat, Gram Panchayat: KHARUN, Mouza: Atta, Pin Code : 731233

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

Principal Details :

SI 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 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Attorney Details :

SI 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 , PAN No.:: Acxxxxxx8h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name 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 11:53AM	 LTI 03/03/2025 Captured	Signature  03/03/2025
Metro Heights 114 Dr Lal Mohan Bhattacharjee Road Philits 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, , PAN No.:: abxxxxx5l,Aadhaar No Not Provided Status : Representative, Representative of : Sn Consultants Private Limited (as director)				
2	Name Mr Asish Kumar Sen Son of Late Netai 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 11:53AM	 LTI 03/03/2025 Captured	Signature  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, , PAN No.:: akxxxxx9n,Aadhaar No Not Provided 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

Land Details as per Land Record

District: Birbhum, P.S:- Rampurhat, Gram Panchayat: KHARUN, Mouza: Atla, Pin Code : 731233

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2648, LR Khatian No:- 4313	Owner:এস. এন. কনসাল্ট্যান্স প্রাইভেট লিমিটেড , Gurdian:শ্বেতা ডাইরেক্টর সুরভ নাথক পিতা বিজুভিভূষণ নাথক, Address:প্রেরনা , Classification:চাষাঘর, Area:0.37000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 030402835 / 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 10:51 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, 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 Business

Execution is admitted on 03-03-2025 by Mr Asish Kumar Sen, partner, 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

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 Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7077, Amount: Rs.100.00/-, Date of Purchase: 03/03/2025, Vendor name: Shibnath Das

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



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 61703 to 61735
being No 030402835 for the year 2025.



Sandip

Digitally signed by Sandipan Nandi
Date: 2025.03.03 12:42:09 +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.