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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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16/8/24

Sarvjit Kumar
Manidipa Ban.
Santana

Creative Infra & Development
Surya Chakrabarty
Avishek Roy
Soham Roy

Partner

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.



DEVELOPMENT AGREEMENT

Additional District Sub-Region
BURDWAN

16 AUG 2024

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Sl. No. 3164. Sale Date 16/8/24.
Sold To Creative Infra & Development
Add. Bardhaman
Stamp Rs. 1000.00 13 AUG 2024
This Stamp Paper Purchased from
Purba Bardhaman 1 No. Try Date
Stamp Vendor-SK SAL UDDIN
Sadar Registry Office, Purba Bardhaman
Licence No.-02/2011-12

Signature Sk. Salauddin



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Samir Kumar
Manidipa Dan
Santanu D

Creative Infra & Development
Durga Charan Banerjee

Arup Roy
Avishek Roy
Soham Roy

Partner

THIS AGREEMENT is executed on this 16th day of August' 2024 at
Burdwan

BY AND BETWEEN

1. **MR SAMIR KUMAR DAN, PAN-ACZPD8582D**, S/o-Late Pran Krishna Dan, by nationality- Indian, by Occupation:- Business, 2. **MRS MANIDIPA DAN, PAN- ACZPD8581A**, W/o- Mr. Samir Kumar Dan, by nationality- Indian, by occupation-Housewife, 3. **MR SANTANU DAN, PAN- APKPD7192R**, S/o- Mr. Samir Kumar Dan, by nationality- Indian, by Occupation:-Service, all are resident of 10, Sadarghat Road, Sankhari Pukur, P.o. & P.s.-Bardhaman, District:-Purba Bardhaman, Pin-713101, West Bengal, India, hereinafter jointly referred to as the **LAND OWNERS** (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include each of their heirs, legal representatives, executors, administrators and/or assigns etc.) as the **ONE PART**.

AND

CREATIVE INFRA & DEVELOPMENT, a Partnership Firm, **PAN-AARFC8869L**, having its registered office at Kamala Kamini Lane, P.o.- Nutanganj, P.o.- Burdwan District- Purba Bardhaman, Pin-713102; represented by its Partners:- (a) **MR. DURGA CHARAN BANERJEE, PAN- AHAPB5249H**, S/o-Late Debi Charan Banerjee, by occupation-Business, by nationality- Indian, residing at Ramkrishna Pally, Kalitala Lane, Kalna Road, P.o. & P.s.- Burdwan, District- Purba Bardhaman, Pin-713101; (b) **MR. ARUP KUMAR ROY, PAN- ACOPR4190E**, S/o-Late Ramaprasad Roy, by occupation- Business, by nationality- Indian, residing at 133A, R.C.DAS Road, Ranisayer South, P.o. & P.s.- Burdwan, District- Purba Bardhaman, Pin-713101; (c) **MR. AVISHEK**



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Secretary
Manidipa Dan
Santosh D

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Surya Chandra Baran Roy

Asit Baran Roy

Avishk Roy

Soham Roy

Partner

ROY, PAN- AIDPR8239H, S/o-Mr. Asit Baran Roy, by occupation- Business, by nationality- Indian, residing at Sashibhusan Road, Radhanagar, P.o. & P.s.- Burdwan, District- Purba Bardhaman, Pin- 713101; (d) **MR. SOHAM ROY, PAN- AWUPR5765M**, S/o- Mr. Asit Baran Roy, by occupation- Business, by nationality- Indian, residing at Sashibhusan Road, Radhanagar, P.o. & P.s.- Burdwan, District- Purba Bardhaman, Pin-713101, hereinafter called and referred to as the **DEVELOPER** (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators and/or assigns etc) of the **OTHER PART**.

The Landowners and Developer shall hereinafter collectively be referred to as the 'Parties' and individually as 'Party'.

Background and Representation Regarding Title: The Landowner represent with Developer regarding title as follows:-

WHEREAS the 'Bastu' Class of Land, measuring an area of 0.10 acre or 10 Satak, located at Dist.- Purba Bardhaman, P.S.- Burdwan Sadar, Mouza- Shankhari Pukur, comprised in R.S. Plot No.73 & L.R. Plot No.231, within the limits of the Burdwan Municipality, originally belonged to Ramranjan Dan, who during his ownership and possession on recording his name in the R.S.R.O.R under Khatian No.17, transferred the same in favour of his two daughters-in-law named Kalyani Debi @ Kalyani Dan and Ajaya Rani Devi @ Ajaya Rani Dan by dint of Deed of Gift bearing No.4332 for the year 1958, recorded in Book No.-I, Vol. No.-50, Page- 28 to 29, registered at the Office of the then District Sub-registrar, Burdwan.



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Avinash Roy
Avishek Roy
Soham Roy

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demarcated 33.7 Satak or 0.337 Acre of 'Bastu' class of land, comprised in R.S. Plot No. 73, 74, 75, 76 & 77 and L.R. Plot No.231, 233, 234, 245 & 246, within the limits of the Burdwan Municipality, more fully described in the FIRST Schedule hereunder.

AND WHEREAS subsequently, by dint of:-

- (i) Deed of Sale bearing No.2124 for the year'1978, recorded in Book No. 1, Vol. No. 64, Page-187 to 191, registered at the Office of the then District Sub-Registrar, Burdwan;
- (ii) Deed of Sale bearing No.5758 for the year 1985, recorded in Book No. I, Vol. No.-101, page-16 to 23, registered at the office of the then District Sub-registrar Office, Burdwan;
- (iii) Deed of Gift bearing No.6523 for the year'1989, recorded in Book No.-I, Vol. No.-118, Pages from 52to 56, registered at the office of the then District Sub-Registrar, Burdwan;
- (iv) Deed of Gift bearing No.6526 for the year'1989, recorded in Book No. I, Vol. No.118, Page-68 to 73, registered at the office the then District Sub-Registrar, Burdwan;
- (v) Deed of Exchange bearing No.6529 for the year'1989, recorded in Book No. I, Vol. No.118, Page- 85 to 92, registered at the office the then District Sub-Registrar, Burdwan;
- (vi) Deed of Gift bearing No.2539 for the year'1990, recorded in Book No. I, Vol. No.-45, Page-14 to 21, registered at the office the then District Sub-Registrar, Burdwan;
- (vii) Deed of Gift bearing No.3388 for the year'1990, recorded in Book No. I, Vol. No.59, Page 242 to 249, registered at the office the then District Sub-Registrar, Burdwan;



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Partner

as well as by law of inheritance, the **LAND OWNERS** herein namely **MR. SAMIR KUMAR DAN, MRS. MANIDIPA DAN and MR. SANTANU DAN** have jointly, step by step, become owners of the 'Bastu' class of land, more fully described in the FIRST Schedule hereunder and have been possessing the same, in ejmal, on duly recording their name in the L.R.R.O.R and by setting up their residential house therein, in accordance with Building Plan, sanctioned by the Burdwan Municipal Authority, since more than thirty years uninterruptedly, open and publicly.

AND WHEREAS, MR SAMIR KUMAR DAN, MRS MANIDIPA DAN & MR SANTANU DAN i.e. the **LAND OWNERS** herein, for a considerable period of time have been thinking of developing multi-storied Residential cum Commercial Complex, consisted of commercial spaces, shop rooms, several self-contained Flats and Parking spaces thereon, on demolishing their existing residential building, in such manner as may yield them greater advantage and financial benefits. But as the **LAND OWNERS** herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financially and technically, have been searching for competent DEVELOPER. Having learnt of intention of the **LAND OWNERS**, the DEVELOPER herein, who is a highly reputed Developer, having vast experience, knowledge, and skill in the field of real estate development, upon making inspection and search and having been duly satisfied as to the marketable title of the land, more fully described in the FIRST Schedule hereunder, has approached the **LAND OWNERS** with an offer to develop the land, more fully described in the FIRST Schedule hereunder, at its own costs and expenses and in such manner which



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Soham Roy

Partner

will afford the LAND OWNERS herein greater financial advantage and benefits.

AND WHEREAS with an intention to develop the property jointly, the said owners namely **MR. SAMIR KUMAR DAN, MRS. MANIDIPIA DAN & MR. SANTANU DAN** had applied for the mutation cum Amalgamation of their land comprised separately in Holding No. 29, 30 and 31 on 26th April, 2024 and the same has been sanctioned after scrutiny of all the documents submitted by the land owners by the Burdwan Municipality and issued an Amalgamation Certificate being No. **BRWN/24-25/MU/000139/189085** dated 29th May, 2024.

AND WHEREAS the LAND OWNERS herein having been satisfied with the competency and reputation of the DEVELOPER herein have accepted the offer and agreed to engage the DEVELOPER to develop multi-storied Residential cum Commercial Complex, consisted of commercial spaces, shop rooms, several self-contained Flats and Parking spaces together with other amenities and common facilities on 'Bastu' class of land, more fully described in the FIRST Schedule hereunder, on the following terms and conditions.

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

ARTICLE- I
DEFINITIONS AND INTERPRETATION

In these presents, unless there is something in the subject or context inconsistent with:-



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- I. **LAND:** shall mean 'BASTU' class of Land measuring an area of 33.7 Satak, or 0.337 Acre more or less, more fully described in the FIRST Schedule hereunder.
- II. **BUILDING:** shall mean proposed multi-storied Residential Cum Commercial complex, consisting of consisted of commercial spaces, shop rooms, several self-contained Flats and Parking spaces together with other common amenities and facilities which the parties hereto have proposed to erect or upon the land, more fully described in the Schedule hereunder, according to the building plan to be sanctioned by the Burdwan Municipality.
- III. **BUILDING PLAN:** shall mean the plan prepared by the Architect for construction of the Project and the same to be sanctioned by the Burdwan Municipality and shall include such modification or alternation as may be made by the DEVELOPER herein from time to time.
- IV. **COMMON AREA AND FACILITIES:** shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as stated in details in the FOURTH Schedule hereunder, meant for use of Land Owners/Developer and all occupiers and the same is subject to modifications or changes as may be made by the Developer therein;
- V. **LAND OWNERS' ALLOCATION SHALL MEAN:** 50% of the total build up area of the proposed multi-storied Residential Cum

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Adv.



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- XII. **UNDIVIDED SHARE:** shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to each flat and parking space comprised in the said Residential cum Commercial Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- XIII. **CO-OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire commercial spaces, shop rooms, several self-contained Flats and Parking spaces in the proposed Residential cum Commercial Complex including the Land Owner and Developer in relation to commercial spaces, shop rooms, several self-contained Flats and Parking spaces which are not to be alienated.
- XIV. **COMMERCIAL SPACES, SHOP ROOMS, FLATS AND PARKING SPACES:** shall mean the Commercial spaces, Shop rooms, Flats and Parking spaces intended to be built and/or constructed and/or the covered area capable of being enjoyed and occupied for commercial and residential purpose.
- XV. **COMMON EXPENSES:** shall include all expenses to be incurred by the Co-owners for the maintenance, management and up keeping of the proposed residential complex for common purposes.
- XVI. **COMMON PURPOSES:** shall mean purpose of managing and maintaining the proposed residential complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas and dealing with the matter of common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective Commercial spaces, Shop rooms,



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- VIII. **FLOOR AREA RATIO:** shall mean the floor area ratio available for construction on the proposed Residential Complex according to prevailing law considering total area of the land measuring 33.7 Satak or 0.337 Acre, more or less.
- IX. **CARPET AREA:** Shall mean in the context to a flat is the area of the flats computed by measuring the length and width of the room from inside wall to wall and multiplying it that is the useable area inside the flat excluding the walls and such will be used and utilized only for selling purpose and for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal. Be it mentioned here that during continuation of this Agreement, if any new Rules in respect of any Law relating to Development and Real Estate is framed by the Government and if such rule becomes effective by making the concept of "Carpet Area" obsolete, then in that case the flats are to be sold in accordance with the Law and Rules to be framed by the Government.
- X. **COVERED/BUILD UP AREA:** shall mean the Carpet Area of the flats and open terrace plus thickness of the internal walls and common external walls and pillars PROVIDED THAT if any external wall be common between two Flats then one - half of the area under such wall shall be included in each Flats.
- XI. **SUPER BUILT-UP AREA:** Shall mean in context to a flat, as the area of the flats, computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) with over Built-up area/Covered area.

Manidipa Das
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Smita Karmakar
Manidipa Banerjee
Santosh Banerjee

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Ananya Chandra Banerjee

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Avishek Roy
Soham Roy

Partner

- XII. **UNDIVIDED SHARE:** shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to each flat and parking space comprised in the said Residential cum Commercial Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
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Savitri Kumar A
Manidipa Das.
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Soham Roy

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Flats and Parking spaces exclusively and the common portion in common.

- XVII. **ENCUMBRANCES:** shall mean charges, liens, lispence, claims, liabilities, trusts, demands, acquisition and requisition.
- XVIII. **"TRANSFER"** shall mean and include a transfer pursuant to the execution of the sale, other documents etc. in respect of a unit/flat in the constructed complex or any part or portion of the buildings comprised in the complex and/or transfer by possession either after completion of the complex or at mutually agreed date or by other means adopted for affecting what is understood as a transfer of space in a building to transferee (s)/purchaser (s)/lessee (s) /licensee (s) thereof although the same may not amount to a transfer in law.
- XIX. **"TRANSFeree/PURCHASER"** shall mean a person to whom any flat/unit or any part or portion of the buildings in the complex will be sold and transferred
- XX. **"SALEABLE AREAS"** shall mean residential flats/apartments and use of specified common areas to be duly demarcated for the said purpose.
- XXI. **SINGULAR NUMBER** shall include the plural.
- XXII. **TIME PERIOD:** shall mean the period by which construction shall be completed by the Developer. The Developer shall complete the construction on or within 36 (Thirty-Six) months from the date of sanction of building plan by the Burdwan Municipality with a further period of 6 (Six) Months (hereinafter referred to as "the Grace Period"). *In the event of failure to complete the said Project within such stipulated period, the DEVELOPER shall be bound to*

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(Signature)
Additional District Sub-Registrar
BURDWAN

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Soham Roy

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pay penalty at the rate of Rs.5,00,000/- (Rupees Five Lakhs Only)
Per month to the LAND OWNERS for the further period consume to
complete the project.

- XXIII. **FORCE MAJEURE:** shall mean act of God, act of Public enemy, blockade, bomb blast, bomb threat, damage to or destruction of equipment by natural calamity, destruction of subject matter of this Agreement by way of natural calamities, earthquake, epidemic, embargo, explosion, fire, flood, hurricane, tornado or other weather condition, government action, inaction or change in law, government acquisitions or requisitions, inability to act due to government action, interruption and/or shortage of supply of goods and construction materials, and/or skilled manpower, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war but shall not include normal bad weather or processions etc and written notice of such event has been provided by the Party affected to the other Party within reasonable time.

ARTICLE II
GRANT OF PERMISSION & CONSIDERATION

- I. The Landowner doth hereby permit and grant permission to the Developer, with right and authority to build upon Said Property by constructing multi storied building thereon for commercial, residential or mixed purpose, in accordance with sanctions /permissions herein mentioned and to sell, transfer and dispose of or agree to sell transfer and dispose of the constructed areas either after completion of the project or at any time before as



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Manidipa Jain.
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Avinash Roy
Soham Roy

Partner

deemed fit by the Developer to persons desirous of owning or otherwise acquiring the same for a consideration and on terms and conditions subject to the developer's allocation

- II. The Developer shall be entitled to undertake the construction work at the Said Property and the Landowner shall allow the access for the same or any other purpose required to carry out and completing the development and commercial exploitation of the Said Property.
- III. The Project shall be of uniform construction with good quality building materials and proper workmanship as per the Specifications mentioned in the **SIXTH SCHEDULE** hereunder written.
- IV. In consideration of the Landowner granting permission to the Developer and the Developer agreeing to construct and complete the complex at its cost and expense, the Landowner and the Developers shall jointly Transfer the flats/units and other rights and benefits in the complex.
- V. The Developer shall be entitled to receive consideration/allotment money/advance consideration, etc. in its own name in respect of sale of the Units and other as are comprised in the Project in the Developer's Allocation and give receipts thereof.

ARTICLE III **ACCESS TO SAID PROPERTY**

- I. The Landowner shall give the right to way and access of the Said Property to the Developer for the development of the Project upon commencement of work.



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Manidipa Ban.
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Soham Roy

Partner

- II. The Developer shall be entitled to right of way and access of the Said Property as developer, for the purpose of construction and allied activities during the subsistence of this Agreement and until such time the complex is completed in all respects. During such period the Landowner shall not prevent the Developer and any person authorized by the Developers or in any way interfere with the construction of the Project on the Said Property, except in such circumstances when the Landowners have reasons to believe that the Developer is not carrying out its function in terms of this Agreement.

ARTICLE IV **DATE OF COMPLETION**

Subject to force majeure and subject to the Landowner not being in default in compliance of their obligations hereunder, the Developers shall construct the aforesaid multi storied Building within 36 (Thirty-Six) months from the date of sanction of building plan by the Burdwan Municipality with further grace period of 6 (Six) months. In the event of failure to complete the said Project within such stipulated period, the DEVELOPER shall be bound to pay penalty at the rate of Rs.5,00,000/- (Rupees Five Lakhs Only) Per month to the LAND OWNERS for the further period consume to complete the project.

ARTICLE-V **RIGHTS AND OBLIGATIONS**

1. That being satisfied about the marketable title and possession of the LAND OWNERS, the DEVELOPER herein has entered this agreement with the LAND OWNERS. If any defect in respect of title



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Sudhakar D.

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Soham Roy

Partner

and possession of the LAND OWNERS be transpired, the LAND OWNERS at their own cost shall rectify the same at an earliest.

2. The LANDOWNERS shall keep original title deeds, Record of Rights and other relevant documents in respect of the land, more fully described in FIRST Schedule hereunder, in their custody. They shall provide copies of the same to the DEVELOPER as well as allow inspections by the DEVELOPER and/or its nominees or their solicitors, as and when asked for.
3. The DEVELOPER herein shall develop the proposed multi-storied Residential cum Commercial Complex in accordance with building plan sanctioned by the Burdwan Municipality and other appropriate Department and Authorities of Govt. West Bengal. The DEVELOPER in consultation with the LAND OWNERS shall be entitled to cause all such changes or modifications in the building plan, as may be required by the Burdwan Municipality or any Government authority to obtain sanction, Permission, clearance and approval as aforesaid.
4. The DEVELOPER shall abide by all laws, rules and regulations of the West Bengal Real Estate Regulatory Authority, Government of West Bengal, local bodies as the case may be and shall be answerable and responsible for any deviation and/or breach of any laws, bye laws rules and regulations.
5. The DEVELOPER shall pay total sum of **Rs.1,65,00,000/-** (Rupees One Crore Sixty Five Lakhs Only), proportionately, to the LAND OWNERS, through Bank, as an **Interest Free Refundable Security Deposit** in the following mode and manner: -



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Semir Kumar D.
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Sudhanu D.

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Bhargava Ran Banerjee

A V R
Avishek Roy
Soham Roy

Partner

- (i) A sum of Rs.1,00,00,000/- (Rupees one Crore Only) shall be paid on or before the day of execution of the instant Development Agreement, which shall be refunded by the LAND OWNERS to the DEVELOPER, through bank, within in fifteen (15) days from the date of receipt of physical possession of their allocation (comprising of habitable finished Flats, habitable finished Commercial Spaces and habitable finished Parking Spaces etc., in all intent, as agreed) from the DEVELOPER; and
- (ii) Balance sum of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only) shall be paid within in fifteen (15) days from the date of sanction of building plan from Burdwan Municipality, which shall be refunded by the LAND OWNERS to the DEVELOPER, through bank, within in Seven (7) days from the date of receipt of Completion/Occupation certificate from the DEVELOPER.

6. That the Developer shall be legally bound to submit the building plan in consultation with the LAND OWNERS before the Burdwan Municipality, subject to compliance with all necessary legal formalities thereof, within **30 (Thirty) days** from the date of receipt the peaceful physical possession of the schedule mention land and there after obtain copy of the sanctioned building plan, by depositing necessary fees, within 15 (Fifteen) days from the date of assessment by the Municipal Authority and thereafter shall commence the construction of the proposed Residential cum Commercial project within 30 (Thirty) days from the date of receipt of the sanctioned building plan. If the Developer without any force majeure conditions

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cause delay in obtaining the sanction building plan as per time schedule stipulated herein above, in that event, it shall be presumed that the DEVELOPER is unwilling to commence the project and the LAND OWNERS shall be at liberty to terminate the instant agreement by written notice to the DEVELOPER, subject to refund of the interest-free security deposit amount as well as revoke the Developer's Power of Attorney and the LAND OWNERS shall be at liberty to engage any other agency of their choice to develop the proposed project.

7. The DEVELOPER shall at its own cost construct and complete the proposed multi-storied residential cum Commercial complex in the FIRST Schedule mentioned land in accordance with sanctioned building plan and provide the facilities and amenities as are mentioned in this Agreement. The owner shall not contribute any amount in that regard but the Developer has the right and authority to collect the price of the lift, electric transformer (s), and Generator(s), proportionately, from the prospective purchasers.
8. The DEVELOPER undertakes to construct the proposed multi-storied Residential cum Commercial complex in accordance with sanctioned building plan and ensures that the proposed complex will be made of I.S.I. materials only. The DEVELOPER further undertakes to pay damages and penalties payable to the authority (ies) concerned any deviation thereof.
9. The DEVELOPER shall be entitled to use the name of the LANDOWNERS to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be

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Arupa Chandra Banerjee

Avinash Roy

Avishek Roy

Soham Roy

Partner

required for the construction of the proposed residential cum commercial complex.

10. The DEVELOPER shall be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as think proper at its own cost. The LAND OWNERS shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.

11. The DEVELOPER shall pay all expenses to be incurred towards sanction of the building plan including expenses towards fees of the Architect, Structural Engineer, Civil Engineer and soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed multi-storied building.

12. That the LAND OWNERS agreed that after execution of this Development Agreement, they shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except the LAND OWNER'S ALLOCATION in the manner as expressly provided. Similarly, the DEVELOPER herein shall not in any manner encumber, mortgage, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except the DEVELOPER'S allocation in the manner as expressly provided. Landowners hereby assures the Developer and declare that they are the sole, absolute, exclusive and rightful Landowners of the said property and are fully competent and have full power, absolute authority and

Manidipa Das
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Santana

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Surya dasan Banerjee

Avishek Roy

Avishek Roy

Soham Roy

Partner

unrestricted rights to enter into this Agreement, and the same is free from all sorts of encumbrances, burden, sale, mortgage, gift, lien, decree, charges, court injunction orders, stay orders, liability, transfer, attachment, litigation, legal flaws, dispute, notices, surety, security, notifications, acquisition etc. and there is no legal defect in the title of the Landowners. If it is proved otherwise, the Landowners shall be liable to indemnify the Developer in full or part to the extent of loss sustained by the Developer at the prevalent market value of the said property at that time with all cost, expenses and damages, etc. and the Developer shall have full rights to recover the same, along with the cost and expenses of additions, alterations, renovations, modifications, etc. through the court of law. Each Party shall indemnify, defend, save and hold harmless the other Party and its subsidiaries, affiliates, contractors, officers, servants, and/ or agents against any and all suits, proceedings, actions, demands and third party claims for any loss, damage, cost and expense of whatever kind and nature arising out of any breach by the first Party's obligations under this Agreement, except to the extent that any such suits, proceedings, actions, demands and claims have arisen due to any negligent act or omission, or breach of this Agreement on the part of the other Party and/or its subsidiaries, affiliates, contractors, officers, servants, or agents.

13. The Landowners shall pay and clear all outstanding statutory charges applicable to the said property in the form of electricity or water charges or municipal taxes up to the date of handing over



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Santosh

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Soham Roy

Partner

possession to the Developer and/or date of sanction of the building plan whichever is later.

14. In carrying out the said development work and/or construction of the proposed multi-storied residential complex herein agreed, the DEVELOPER shall keep the LAND OWNERS indemnified from and against all claims or compensations.
15. In consideration of this instant agreement, the DEVELOPER shall deliver peaceful vacant physical possession of the LAND OWNERS' allocation, free from all encumbrances, completed in all respects TOGETHER WITH other common areas and facilities and to retain, enjoy and transfer the DEVELOPER'S allocation without any interruption(s) from the LAND OWNERS or any person(s) claiming under the LAND OWNERS.
16. The LAND OWNERS will execute and register Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied Commercial Cum Residential Complex, in accordance with building plan sanctioned by the Burdwan Municipality, smoothly. By virtue of the said Power of attorney, the DEVELOPER shall have the right to enter Agreement for Sale and subsequently execute and register formal Deed of Sale/Deed of Conveyance to sell, transfer or otherwise dispose of DEVELOPER's allocation to any intending purchaser along with undivided proportionate share of FIRST schedule mentioned land together with right of Common amenities and facilities, without consent of the LAND OWNERS. The LAND OWNERS have no control or say regarding sell of the DEVELOPER'S allocation. The DEVELOPER




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Savitri Kumar
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Savitri

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Arvind

Avishek Roy

Soham Roy

10/01/2020

Partner

shall retain entire consideration amount of its allocation in its account.

17. THE LAND OWNERS' shall have exclusive right to deal with or transfer their respective allocation in the proposed multi-storied Residential Complex along with proportionate undivided share of FIRST Schedule mentioned land TOGETHER WITH common amenities and facilities and in favour of any intending purchaser (s) thereby entering agreement for sale as well as by executing and registering formal Deed of Sale /Deed of Conveyance. The DEVELOPER shall have no power to interfere or control regarding sell of the LAND OWNER'S allocation. But in course of construction and before receiving possession of their respective allocation, if the LAND OWNERS enter agreement for sale with intending Purchaser (s) in respect of their respective allocation in that event DEVELOPER shall also join and execute agreement for sale and formal Deed of Sale/Deed of Conveyance as CONFIRMING PARTY along with the LAND OWNERS herein. The LAND OWNERS will directly accept the consideration amount of their allocation from intending purchaser(s) and the DEVELOPER has no right to receive any consideration amount in respect of LAND OWNERS' allocation.

18. The occupancy or completion certificates shall be collected by the DEVELOPER before delivery of possession to the LAND OWNERS. The DEVELOPER shall not be entitled to handover physical possession of its allocation at the proposed building in favour of any propose purchaser(s) before delivery of physical possession of the LAND OWNERS' allocation.



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Secretary Kumar & Co.
Manidipa Das.
Secretary to

Creative Infra & Development
Surya Chandra Banerjee
Avinash Roy
Avinash Roy
Soham Roy

Partner

19. The LAND OWNERS shall bear and pay all rates and taxes in respect of the FIRST Schedule mentioned land till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till delivery of possession of their respective allocated flats and parking spaces ALONG WITH other common areas and facilities, completed in all respects TOGETHER WITH completion certificate to the LAND OWNERS in accordance with law.

20. As soon as the construction of said multi-storied Residential cum Commercial Building shall be completed, in accordance with sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNERS to take possession of their respective allocation and at all times thereafter the LAND OWNERS shall be exclusively responsible for payment of all taxes and charges, whatsoever, payable in respect of LAND OWNERS' allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed complex, as a whole, then in such event it shall be apportioned on pro-rata basis.

21. On and from the date of service of the notice to take physical possession, the LAND OWNERS, their nominee(s), as the case may be, in respect of LAND OWNERS' allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of

Semin Kumar
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Santosh

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Ankur
Avishek Roy
Soham Roy

Partner

the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipments, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly, as and from the said date the DEVELOPER or its nominees or Purchaser(s) of flat(s) and Car Parking spaces shall also be responsible to pay and bear proportionate share of the service charges for facilities of their respective portions.

22. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required at the said proposed multi-storied Residential Complex. The Developer shall cause all Purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.

23. That the Terms and Conditions contained in this Agreement will be binding upon the Parties to this Agreement and their legal heirs, successors, executor, administrator, assigns, etc. On occurrence of death of any of the Landowner during subsistence of the instant Development Agreement, then the legal heirs, successors, executor, administrator and assignees of the deceased owner shall be bound the terms and conditions of this Agreement



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Santosh D

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Avinash Roy
Avinash Roy
Avinash Roy

Partner

and the liability under this Agreement shall also be devolved upon the legal heirs successors, executor, administrator, assignees of the deceased owner. The legal heirs, successors, executor, administrator and assignees of the deceased owner will be duty bound to execute and register Deed of Confirmation of the terms and conditions of this Development Agreement in the forms of declaration, as well as Power of Attorney in favour of the Developer, if require, for completion of the proposed project as well as to protect the right of the Developer under this Development Agreement.

ARTICLE VI **TERMINATION**

- I. The parties hereby mutually agree that in order to terminate and cancel the Development Agreement and all obligations, duties, rights, titles and interests existing there under effective as of the date of the termination, the parties shall jointly execute a Deed of Cancellation of this Development Agreement. The Property shall then no longer be encumbered by the Development Agreement in any manner whatsoever.
- II. It is agreed between the parties that in case the owner decides to cancel the development agreement without the Developer being in default of any of its obligations, the Landowners shall have to pay compensation to the Developer over and above the money already invested by the Developer as cost of construction or towards development of the said scheduled premises and even then, without a registered instrument, the same cannot be cancelled.

Manidipa San,
Avinash Roy



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Savitri Kumar D
Manidipa Datta
Soufan D

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A. V. R.
Avishek Roy
Soham Roy

Partner

ARTICLE-VII
MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered the instant agreement purely on principal to principal basis and nothing state herein shall be deemed or construed as **Joint Venture** between the LAND OWNERS and the DEVELOPER.
2. That in future adjustment of respective allocation of the LAND OWNERS AND DEVELOPER will be amicably resolved by executing supplementary agreement(s) between the LAND OWNERS and DEVELOPER.
3. The LAND OWNERS OR DEVELOPER, as the case may be, shall not be considered to be in breach of any obligation, if compelled to suspend, by existence of force majeure.
4. If, on calculation, it is found that the area which the LANDOWNERS or the DEVELOPER are/is entitled to, as per mandate of the instant agreement as their/its allocation, is not possible to be allocated in that event the benefited party shall pay prevailing market price against per sq. ft, for the difference area to the loser party.
5. In case if an intending purchaser want to purchase an area, which falls partly under the DEVELOPER's allocation as well as partly on the OWNERS' allocated area, then the DEVELOPER and the concerned OWNER shall sit together and arrive at an agreement to fulfill the requirement of the intending purchaser. In that event the concerned OWNER as well as the DEVELOPER shall share part payment or payment, which shall be received from the purchaser, proportionately.

Indrapada
Aditya



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Sami's Kumar &
Manidipa Das,
Sunder

Creative Infra & Development
Anura Chandra Baroojee
Avin Roy
Soham Roy

Partner

6. The LAND OWNERS can appoint person to look after the progress and standard of construction and the Developer will have no objection to that.
7. That on being notified, after sanction of building plan and on receipt of entire refundable security amount, by the DEVELOPER, the LAND OWNERS shall handover the peaceful possession of the land, described in the FIRST Schedule herein below for development and execution of the proposed residential complex thereon, to the DEVELOPER thereby making an arrangement of their residential accommodation in a rented premises.
8. The DEVELOPER should bear the cost of demolition of the existing buildings and is also responsible for the clearance of the debris at the AFOREMENTIONED property.
9. In case of any dispute or difference, which may arise between the LAND OWNERS and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR, to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.S.- Burdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act'1996 including its statutory modification, amendment and re-enactment.



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Samir Kumar D
Manidipa Dan,
Santanu D

Creative Infra & Development
Surya Chandra Banerjee
Arun R
Anishek Roy
Soham Roy

Partner

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of define and demarcated 'BASTU' class of Land, measuring an area of 33.7 Satak or 0.337 Acre, more or less, situated at Dist.- Purba Bardhaman, P.s.- Burdwan Sadar, Mouza- Shankhari Pukur, J.L. No.-38, appertaining to R.S. Khatian No.17, 41, 122 & 104 comprised in:-

R.S. PLOT	L.R. PLOT	L.R. KHATIAN	AREA IN DECIMAL	OWNER
75 ✓	234	950/8	1 DEC ✓	SANTANU DAN
76 ✓	245	950/8	2 DEC ✓	SANTANU DAN
77 ✓	246	950/8	2.7 DEC ✓	SANTANU DAN
✓ 74	233	773/3	7 DEC ✓	MANIDIPA DAN
75 ✓	234	773/3	11 DEC ✓	MANIDIPA DAN
✓ 73	231	1113/4	10 DEC ✓	SAMIR KR DAN
		TOTAL AREA	33.7 DECIMALS	

within local limits of Burdwan Municipality under Ward No. 35, New Holding 29, Street- Parbirhata, Mahalla- Parbirhata, which is butted and bounded by:-

- ON THE NORTH :- Agradoot Sangha Club.
- ON THE SOUTH :- Sadarghat Road (24 Feet wide more or less).
- ON THE EAST :- 6 feet wide UMR 35.
- ON THE WEST :- House of one Ujjwal Kumar Dan.

Manidipa Dan
Adv.



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Sanjay Kumar D.
Manidipa Das.
Santosh D.

Creative Infra & Development
Suraj Chakraborty - General Manager

Avishek Roy
Soham Roy

Partner

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

50% (Fifty) percent of the total build up area of the proposed multi-storied Residential cum Commercial Complex to be built/constructed in accordance with building plan to be sanctioned by the Burdwan Municipality on the 'Bastu' class of land, more fully described in the FIRST Schedule herein above TOGETHER WITH proportionate undivided impartible share and/or interest of the land, TOGETHER WITH rights upon common areas and facilities.

THIRD SCHEDULESCHEDULE ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

50% (Fifty) percent of the total build up area of the proposed multi-storied Residential cum Commercial Complex to be built/constructed in accordance with building plan to be sanctioned by the Burdwan Municipality on the 'Bastu' class of land, more fully described in the FIRST Schedule herein above TOGETHER WITH proportionate undivided impartible share and/or interest of the land, TOGETHER WITH rights upon common areas and facilities.

FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREA)

- I. Defined and Demarcated 'BASTU' class of land, measuring an area of 33.7 Satak or 0.337 Acre, more or less, more fully described in the FIRST Schedule herein above.
- II. Water reservoir, Water Tank (s), Top Roof of the building, Septic tank, Meter & Pump room, lift, Electric Transformer (s) and Space (if any), Generator and its landing Space, outside wall etc.

Sanjay Kumar D.
Manidipa Das.
Santosh D.



Additional District Sub-Registrar
BURDWAN

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Savitri Kumar
Manidipa Ban.
Saurav D.

Creative Infra & Development
Sudip Chandra Barua

Anurag
Avishkar Roy
Soham Roy

Partner

III. Foundation column, girders, beams, supports, main Walls, corridors, lobbies, Stair, landing of the Stair, stair-ways, fire escapes, lighting arrangement in the common areas and gate, entrances and exits of the complex but excluding the corridors and lobbies, if any, within flats.

IV. Storage space meant for common use or for the use and enjoyment of the occupiers of the Complex.

V. The four side open spaces, not meant for exclusive use and enjoyment of any particular occupier of flat, which is to be kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.

VI. All other parts of the building necessary or convenient to its existence, maintenance and safety as well as normally forming part of the main building not being exclusively held and enjoyed by any flat owners.

FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.
- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex including the exterior of the building of complex and also the common area of building of the complex.



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Savitri Kumar A
Manidipon Banerjee
Santosh B

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Anugraha Banerjee

Avinash Roy

Avishek Roy

Soham Roy

Partner

- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of mutation of his/her/their respective allocation in his/her/their name/name(s), from the date of getting physical possession of the flat(s) and parking spaces.

SIXTH SCHEDULE

(JOBS TO BE DONE BY THE DEVELOPER)

Foundation and Super-structure: -The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect/Structural Engineer/Civil Engineer, duly sanctioned by the Burdwan Municipality/other Competent Authority.

Building : R.C.C frame structure Building.

Wall : Brick wall with cement mortar, outer wall 10 inch, inner or Partition wall 5 inch.

Window : Aluminium window fitted with glass and necessary accessories.

Main Doors : Frame- Malyasian Sal, Shutter/Palla- Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.

Internal Doors : Frame- Malyasian Sal and Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.

Flooring : Standard Marble/Vitrified Tiles flooring.

Dr. Anugraha Banerjee



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Savitri Ramesh D
Manidipa D.
Santosh D.

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Surya - Anand - Ganapathi
A - V - R
Avishek Roy
Soham Roy

Partner

Kitchen : Black stone cooking platform fitted with sink and work self 2 inch height glazed tiles all over the cooking platform. Marble /Vitrified Tiles flooring.

Toilet : Standard tiles flooring and walls.

Water Supply : PVC pipe with standard fittings in kitchen/toilet.

Sources of Water Supply : Overhead tank along with Electrically operated pump.

Painting : Common areas of the Inside and whole outside of building of the complex shall be finished with standard colour.

And

Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive GST & the price of the Lift, Transformers, Generators from the Purchasers and in that regard the OWNERS shall have no right to demand any share from the share of the price paid by all the intending Apartment/Flat Purchasers in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess work in the Flats from the intending Purchasers and in that regard the OWNERS shall have no right to demand any share from the share of the price paid by the intending Flat Owners in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER.

Manidipa D.
A - V - R



Deputy District Sub-Registrar
BURDWAN

16 AUG 2024

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and sign this Agreement at Burdwan Town in the presence of attesting witnesses and signing as such on the day, month and year first above written.

Sealed, signed and delivered by the
Landowner in presence of:

1. Abhijit Ghosh
S/o Ananta Ghosh
Dahabani trunk lane
Burdwan

Samiir Kumar
Manidipa Sen
Santosh D

2. Kunal Roy
Burdwan

LANDOWNERS

Creative Infra & Development
Sudha Charan Banerjee
+ v m R
Avishek Roy
Loham Roy

Partner

DEVELOPER

Drafted by me

Swaraj K. Mukhopadhyay
(SWARAJ KUMAR MUKHOPADHYAY)

Advocate

District Judges' Court, Purba Bardhaman.

Enrolment No.: WB/442/1995



(Signature)
Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Finger Prints of **MR SAMIR KUMAR DAN**



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

Samir Kumar Dan

Signature of **MR SAMIR KUMAR DAN**

Finger Prints of **MRS MANIDIPA DAN**



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

Manidipa Dan.

Signature of **MRS MANIDIPA DAN**



(Signature)
Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Finger Prints of MR SANTANU DAN



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

Santanu L
Signature of MR SANTANU DAN





Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Finger Prints of **MR. DURGA CHARAN BANERJEE**



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

Durga Charan Banerjee

Signature of **MR. DURGA CHARAN BANERJEE**

Finger Prints of **MR. ARUP KUMAR ROY**



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

Arup Kumar Roy

Signature of **MR. ARUP KUMAR ROY**



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Finger Prints of **MR. AVISHEK ROY**



Avishek

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

Avishek Roy

Signature of **MR. AVISHEK ROY**

Finger Prints of **MR. SOHAM ROY**



Soham Roy

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

Soham Roy

Signature of **MR. SOHAM ROY**



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

आयकर विभाग
INCOME TAX DEPARTMENT

SOHAM ROY

ASIT BARAN ROY

02/04/1991

AWUPR5765M

Soham Roy



भारत सरकार
GOVT. OF INDIA



इस कार्ड को खोने / अपने बचत खाते का कार्ड खोने / खोना
आयकर पैन सेवा इकाई, एनडीए
तीसरी मंजिल, सफ़ायर चैम्बर,
बंगलूर टेलीफोन एक्सचेंज के पास, बंगलूर
बंगलूर, पुणे - 411 045

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Near Inner Telephone Exchange,
Bangur, Pune - 411 045

Tel: 81-20-2721 8080, Fax: 81-20-2721 8081
e-mail: nsa@nsdl.co.in

Soham Roy



भारत सरकार
Government of India



Photo Date: 18/04/2017



Soham Roy
DOB: 02/04/1991
Male



5139 1598 2941

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Photo Date: 18/04/2017

Address: C/O: Asit Baran Roy,
Sashinagar Gose Road, Bardhaman
(m), Bardhaman, West Bengal, 713101



5139 1598 2941



1947



help@uidai.gov.in



www.uidai.gov.in

Soham Roy



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1058/77736/08819

To
Durga Charan Banerjee
S/O: Datt Charan Banerjee
ramkrishnapally kaitala lane kaina road
Bardhaman (m)
Burdwan
Bardhaman Bardhaman
West Bengal 713101

08/02/2016
132457962

MA324579622FT



आपका आधार क्रमांक / Your Aadhaar No. :

3104 2188 2992

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Durga Charan Banerjee
DOB : 03/08/1962
Male



3104 2188 2992

मेरा आधार, मेरी पहचान

Durga Charan Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DURGA CHARAN BANERJEE
DEBI CHARAN BANERJEE
03/08/1962
Permanent Account Number
AHAPB5249H

जमादानी नाम
Signature



Durga Charan Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUP KUMAR ROY

RAMAPRASAD ROY

10/06/1964

Card No: 0211, Particulars: 10400000

ACOPR4190E

Arup Kumar Roy

Signature



27/02/2009



Arup Kumar Roy



ভারত সরকার
Government of India

অরুণ কুমার রায়
Arun Kumar Roy
জন্মতারিখ / DOB: 15/08/1964
লিঙ্গ / Male



5387 9499 7969

সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়ন অধিদপ্তর
Unique Identification Authority of India

ঠিকানা:
S/O: রমা প্রসাদ রায়, 133A,
আর.সি. দাস রোড, রানিসায়র
দক্ষিণ, বর্ধমান, বর্ধমান,
পশ্চিমবঙ্গ, 713101

Address
S/O: Rama Prasad Roy, 133A,
R.C. DAS ROAD, RANISAYER
SOUTH, Burdwan, Burdwan,
Bardhaman, West Bengal, 713101

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1800 305 1947

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Arun Kumar Roy

आयकर विभाग
INCOME TAX DEPARTMENT

AVISHEK ROY

ASIT BARAN ROY

02/01/1986

Permanent Account Number

AIDPR8239H

Avishek Roy

Signature



भारत सरकार
GOVT. OF INDIA



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इस कार्ड के साथ / along with this card is found / found
आयकर सेवा केंद्र, एन एस डी एल
5 वीं मंजिल, मास्ती स्टोराज, प्लॉट नं. 341, सूर्य नं. 997/8,
मोरल क्लब, नरूप बाजार चौक, कोलकाता,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
5th floor, Mastru Storage,
Plot No. 341, Survey No. 997/8,
Moral Club, Narup Bazar Chowk,
Pune - 411 016

Tel: 91-20-2723 8060, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in

Avishek Roy
Avishek Roy



भारत सरकार
Government of India



Avishek Roy
DOB: 02/01/1986
Male

2007 2011 2166

मेरा आधार, मेरी पहचान



भारतीय विधिक पहचान अधिकरण
Unique Identification Authority of India



Print Date: 12/03/2021

Address: CO. Aml Ratan Roy,
Sankhoshan Sree Road, Panchmurga
Bardhaman (M). Bardhaman West,
Bengal, 713101

2007 2011 2166

1947

help@uidai.gov.in

www.uidai.gov.in

Avishek Roy

Permanant Account Number Card

CREATIVE INFRA & DEVELOPMENT

॥ श्री गुरुभ्यो नमः ॥ श्री गुरुभ्यो नमः ॥ श्री गुरुभ्यो नमः ॥
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भारत
संस्कृत

[illegible]

Soham Roy
Partner

Creative Infra & Development
Partner

Serge Charan Banerjee
Partner

Avishek Roy
Partner



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

অনুমতিসূচক নম্বর/ Enrolment No : 2017/01328/03146

To
শান্তনু দা
Santanu Das
S/O Sanir Kumar Das
10, Sadarghat Road
Shankhari Pulsa
Burdwan
Burdwan West Bengal - 713103
9886062328



আপনার আধার সংখ্যা / Your Aadhaar No. :

3103 0915 6993

VID : 9189 2120 5256 0483

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শান্তনু দা
Santanu Das
জন্মতারিখ/DOB: 05/07/1983
পুরুষ/ MALE

3103 0915 6993

VID : 9189 2120 5256 0483

আমার আধার, আমার পরিচয়



GOVERNMENT OF INDIA



ভাষা

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- নিজস্ব নিউমার কোড / অনলাইন প্রমাণকরণ / অনলাইন প্রমাণকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রমাণপত্র।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ O Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার আপনারাচ বিভিন্ন সরকারি ও বেসরকারি পরিষেবা প্রাপ্তির মাধ্যম।
- আধার আপনার মোবাইল নাম্বার ও ইমেল আইডি আপডেট রাখুন।
- আধার নিয়ে খরচ ফোন রাখুন, mAadhaar App ডাউন।

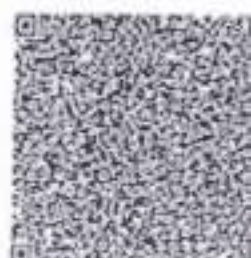
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India



ঠিকানা:
S/O Sanir Kumar Das, 10, Sadarghat Road, Burdwan, West Bengal - 713103
Address:
S/O Sanir Kumar Das, 10, Sadarghat Road, Shankhari Pulsa, Burdwan, Burdwan West Bengal - 713103



3103 0915 6993

VID : 9189 2120 5256 0483

1047 | 1047 | 1047

Santanu



Santanu Dan



भारत सरकार
GOVERNMENT OF INDIA



Manidipa Dan
DOB: 10/10/1958
FEMALE



6383 7752 1484

Aadhaar-Aam Admi ka Adhikar



जनसंख्या पहचान प्रमाणिका
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

W/O Samir Kumar Dan, 10, Sadarghat
Road, Shankhari Pukur, Burdwan,
Bardhaman,
West Bengal - 713103



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

Manidipa Dan

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACZPD8581A



नाम /NAME

MANIDIPA DAN

पिता का नाम /FATHER'S NAME

SIBDAS BANERJEE

जन्म तिथि /DATE OF BIRTH

10-10-1958

हस्ताक्षर /SIGNATURE

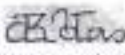
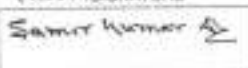
Manidipa Dan.

[Handwritten Signature]

अवर आयुक्त, पत्र- XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Manidipa Dan.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACZPD8582D	
	नाम /NAME SAMIR KUMAR DAN	
	पिता का नाम /FATHER'S NAME PRAN KRISHNA DAN	
	जन्म तिथि /DATE OF BIRTH 08-02-1951	
हस्ताक्षर /SIGNATURE		
	असहकृता, प.स. - XI	
	COMMISSIONER OF INCOME-TAX, W.B. - XI	

Self attested
Samir Kumar Dan

भारत सरकार
GOVERNMENT OF INDIA



Samir Kumar Dan
DOB: 06/02/1951
MALE



8430 8894 8673

-Aam Admi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA

Address

S/O Pran Krishna Dan, 10, Sadarghat
Road, Shankhari Pukur, Burdwan,
Bardhaman,
West Bengal 713103



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1000 000 1047

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1000 000 1047

Samir Kumar Dan



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB41 20210001243

Name: ADHIL GHOSH

Address:

OPPOSITE OF RADHAKRISHN APARTMENT
BHABANI THAKUR LANE PRYOLA KALI MONDIR
SHYAMALAI
Bardhaman (W), Purba Bardhaman WB, 713104

SIGN OF: ANANTA GHOSH

Date of issue	02-02-2021
Valid Till (INT)	08-11-2031
Valid Till (CTR)	

Blood Group : O+

Date of Birth :

09-11-1991



ADHIL GHOSH
Licence Holder sign

Issuing Authority: J. J. KUMAR, SUPERVISOR

Issuing Authority Sign: J. J. KUMAR

Major Information of the Deed

Deed No :	I-0203-05722/2024	Date of Registration	16/08/2024
Query No / Year	0203-2002195595/2024	Office where deed is registered	
Query Date	15/08/2024 12:06:12 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Abhijit Ghosh Shyamal Road, Burdwan, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713104, Mobile No. : 7908211746, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,65,00,000/-]		
Set Forth value	Market Value		
	Rs. 4,07,05,620/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 1,65,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Sederghat Road, Mouza: Sankharipukur, , Ward No: 35, Holding No:29 JI No: 38, , PARBIRHATA Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-73	RS-17	Bastu	Bastu	10 Dec		1,20,78,819/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-74	RS-41	Bastu	Bastu	7 Dec		84,55,173/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	RS-75	RS-41	Bastu	Bastu	12 Dec		1,44,94,583/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L4	RS-76	RS-122	Bastu	Bastu	2 Dec		24,15,764/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L5	RS-77	RS-104	Bastu	Bastu	2.7 Dec		32,61,281/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			33.7Dec	0 /-	407,05,620 /-	
		Grand Total :			33.7Dec	0 /-	407,05,620 /-	

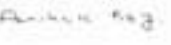
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAMIR KUMAR DAN (Presentant) Son of Late PRAN KRISHNA DAN Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	 16/08/2024	 LT 16/08/2024	 16/08/2024
SHANKHARIP PUKUR, Sadarghat Road, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs MANIDIPA DAN Wife of Mr SAMIR KUMAR DAN Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	 16/08/2024	 LT 16/08/2024	 16/08/2024
SHANKHARIP PUKUR, Sadarghat Road, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr SANTANU DAN Son of Mr SAMIR KUMAR DAN Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	 16/08/2024	 LT 16/08/2024	 16/08/2024
SHANKHARIP PUKUR, Sadarghat Road, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: APxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CREATIVE INFRA & DEVELOPMENT Natunonj Road, City:- Burdwan, P.O:- NUTANGUNJ, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DURGA CHARAN BANERJEE Son of Late DEBI CHARAN BANERJEE Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office	 Aug 16 2024 9:29PM	 LTI 16/08/2024	 16/08/2024
	City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AHxxxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE INFRA & DEVELOPMENT (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr ARUP KUMAR ROY Son of Late RAM PRASAD ROY Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office	 Aug 16 2024 9:30PM	 LTI 16/08/2024	 16/08/2024
	R C DAS ROAD, RANISAYER SOUTH, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx0E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE INFRA & DEVELOPMENT (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mr AVISHEK ROY Son of Mr ASIT BARAN ROY Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office	 Aug 16 2024 9:39PM	 LTI 16/08/2024	 16/08/2024

SASHIBHUSAN ROAD, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: Alxxxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE INFRA & DEVELOPMENT (as PARTNER)				
4	Name Mr SOHAM ROY Son of Mr ASIT BARAN ROY Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office	Photo  Aug 16 2024 6:31PM	Finger Print  Captured LTI 16/08/2024	Signature  16/08/2024
SASHIBHUSAN ROAD, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AWxxxxxx5M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE INFRA & DEVELOPMENT (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT GHOSH Son of Mr ANANTA GHOSH BHABANI THAKUR LANE, City:- Burdwan, P.O:- RAJBATI, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	
	16/08/2024	16/08/2024	16/08/2024
Identifier Of Mr SAMIR KUMAR DAN, Mrs MANIDIPA DAN, Mr SANTANU DAN, Mr DURGA CHARAN BANERJEE, Mr ARUP KUMAR ROY, Mr AVISHEK ROY, Mr SOHAM ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR KUMAR DAN	CREATIVE INFRA & DEVELOPMENT-10 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs MANIDIPA DAN	CREATIVE INFRA & DEVELOPMENT-7 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs MANIDIPA DAN	CREATIVE INFRA & DEVELOPMENT-11 Dec
2	Mr SANTANU DAN	CREATIVE INFRA & DEVELOPMENT-1 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DAN	CREATIVE INFRA & DEVELOPMENT-2 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DAN	CREATIVE INFRA & DEVELOPMENT-2.7 Dec

On 16-08-2024

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 15:30 hrs on 16-08-2024, at the Office of the A.D.S.R. Bardhaman by Mr SAMIR KUMAR DAN, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,07,05,620/-

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

Execution is admitted on 16/08/2024 by 1. Mr SAMIR KUMAR DAN, Son of Late PRAN KRISHNA DAN, SHANKHARIP PUKUR, Road: Sadarghat Road, P.O: SRIPALLY, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business. 2. Mrs MANIDIPA DAN, Wife of Mr SAMIR KUMAR DAN, SHANKHARIP PUKUR, Road: Sadarghat Road, P.O: SRIPALLY, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business. 3. Mr SANTANU DAN, Son of Mr SAMIR KUMAR DAN, SHANKHARIP PUKUR, Road: Sadarghat Road, P.O: SRIPALLY, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: RAJBATI, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

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

Execution is admitted on 16-08-2024 by Mr DURGA CHARAN BANERJEE, PARTNER, CREATIVE INFRA & DEVELOPMENT (Partnership Firm), Natungonj Road, City:- Burdwan, P.O:- NUTANGUNJ, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: RAJBATI, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Execution is admitted on 16-08-2024 by Mr ARUP KUMAR ROY, PARTNER, CREATIVE INFRA & DEVELOPMENT (Partnership Firm), Natungonj Road, City:- Burdwan, P.O:- NUTANGUNJ, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: RAJBATI, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Execution is admitted on 16-08-2024 by Mr AVISHEK ROY, PARTNER, CREATIVE INFRA & DEVELOPMENT (Partnership Firm), Natungonj Road, City:- Burdwan, P.O:- NUTANGUNJ, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: RAJBATI, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Execution is admitted on 16-08-2024 by Mr SOHAM ROY, PARTNER, CREATIVE INFRA & DEVELOPMENT (Partnership Firm), Natungonj Road, City:- Burdwan, P.O:- NUTANGUNJ, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: RAJBATI, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,65,014.00/- (B = Rs 1,65,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,65,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/08/2024 6:09PM with Govt. Ref. No: 192024250167945618 on 16-08-2024, Amount Rs: 1,65,014/-,
Bank: SBI EPay (SBIPay), Ref. No: 7166273336729 on 16-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3164, Amount: Rs.5,000.00/-, Date of Purchase: 16/08/2024, Vendor name: Sk Salauddin

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/08/2024 6:09PM with Govt. Ref. No: 192024250167945618 on 16-08-2024, Amount Rs: 70,011/-, Bank:
SBI EPay (SBIPay), Ref. No: 7166273336729 on 16-08-2024, Head of Account 0030-02-103-003-02



Sanjit Sardar

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 142005 to 142066

being No 020305722 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.08.22 14:30:21 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 22/08/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.