

5709/24

125920/20



पश्चिम बंगाल WEST BENGAL

AS 727937

0204687
3-458
16/8/24

Susmita Banerjee
Manidipa Banerjee
Santosh

Creative Infra & Development

Shruti Chandra Banerjee
Anish Roy
Soham Roy

Partner

DEVELOPMENT POWER OF ATTORNEY
AFTER DEVELOPMENT AGREEMENT

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

Additional District Sub-Registrar
BURDWAN

27 AUG 2024

27.08.24

SI. No. 3163 Sale Date 16/8/24
Sold To Creative Infra Development
Add. Belur
Stamp Rs. 100/- - 5 AUG 2024
This Stamp, Paper Purchase From
Purba Bardhaman 1No. Try. On Date
Stamp Vendor-SK SALAUDDIN
Sadar Registry Office, Purba Bardhaman
Licence No.-02/2011-12

Signature



Additional District Sub-Registrar
BARDHAMAN

16 AUG 2024

Samir Kumar Dan

Manidipa Dan.

Santanu Dan

Creative Infra & Development

Deoga Chandra Banerjee

Partner

Creative Infra & Development

Anurag Banerjee

Partner

Creative Infra & Development

Avishek Roy

Partner

Creative Infra & Development

Soham Roy

Partner

KNOWN ALL MEN BY THIS PRESENTS We, **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 hereinafter jointly and collectively referred to and called for the sake of brevity as **"PRINCIPALS "** (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.).

WHEREAS the **PRINCIPALS** herein, as lawful owners of the land, more fully described in the SCHEDULE hereunder, to develop multi-storied Residential cum Commercial complex thereon, consisted of several self contained Flats, shops, commercial spaces and parking spaces together with other amenities and common facilities, as per sanctioned building Plan, have already entered an agreement with **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, which has been registered at the office of the A.D.S.R, Purba Bardhaman and recorded as Development Agreement Deed being No. **1 - 5722** for the year' 2024.



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Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Senar's Kumar &
Manidipa Ban.
Santana D.

Creative Infra & Development
Durga Charan Banerjee
Partner

Creative Infra & Development
Arup Kumar Roy
Partner

Creative Infra & Development
Avishek Roy
Partner

Creative Infra & Development
Soham Roy
Partner

AND WHEREAS accordingly to materialize the aforesaid project, We, the PRINCIPALS herein in pursuance of terms and conditions contained in aforesaid registered Development Agreement, do hereby executing the instant Power of Attorney to nominate, constitute and appoint our **DEVELOPER** named **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 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, to be our lawfully constituted attorney to do or execute, in our names and on our behalf, all or any of the acts, deeds or things, mentioned hereunder :-

Soham Roy
AOR



A

Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Savitri Kumar

Manidipa Ban.

Sauri

Creative Infra & Development
Sugan

Partner

Creative Infra & Development

Partner

Creative Infra & Development

Prishk Roy

Partner

Creative Infra & Development

Soham Roy

Partner

1. To enter upon, take possession of the land, mentioned in the Schedule herein below and in general to manage, look after, control, supervise, defend, protect and administer the said property mentioned in the Schedule hereunder or any part thereof by whatsoever manner or way.
2. To lay out, construct, develop our said land, mentioned in the Schedule herein below, as it thinks fit and proper in accordance with the sanctioned building plan.
3. To enter into such understanding, agreement and/or arrangements, as the attorney thinks fit and proper to develop Multi-Storied Residential Complex, consisting of several self contained and compact flats and car parking on the land, described in the Schedule herein below.
4. To pay all taxes, maintenance and other charges expenses and other outgoings, whatsoever, payable for and on account of the said properties and to claim and receive refund, reimbursement and other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
5. To apply and submit application before the Burdwan Municipal Authority for sanction plans, revised plans, drawings, designs, and/or representations, too, as may be required, to develop proposed Multi-Storied Residential Complex on the land, described in the Schedule herein below by the Attorney at its absolute discretion shall think fit and proper for and on behalf of us and in our names.
6. To apply for electricity, telephone and for any other connections whatsoever the manner and nature be and for that purpose to sign, issue



A
Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Servis Kromeris A

Manidipa Das.

Santa A

Creative Infra & Development
Sudha Chandra Banerjee
Partner

Creative Infra & Development
A. V. R.
Partner

Creative Infra & Development
Arishik Roy
Partner

Creative Infra & Development
Soham Roy
Partner

and receive all papers and/or documents and/or plans and/or drawings and/or all relevant documents etc, whatsoever manner or nature may be thought to be necessary by the said Attorney before the different departments of the WBSEDCL Authority and Burdwan Municipal Authority and/or other Authorities.

7. To apply to the Department of Water supply, Sewerage and Drainage of the Burdwan Municipality and/or others too, for availing or seeking and/or laying necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature at the schedule mentioned property and to that effect to sign all such relevant applications, drawings, documents and representations of whatsoever manner or nature that is being sought to be done by the aforesaid Departments of the Burdwan Municipality and/or by others.
8. That the Attorney herein shall be able to avail necessary permissions from the Road Department of the Burdwan Municipality for and on behalf of us.
9. To apply for and obtain all required clearance and permissions, from any authority or Departments of the Burdwan Municipality, as may be required to develop proposed Multi-Storied Residential Complex on the land, described in the Schedule herein below.
10. To sign and submit all applications, papers and documents for having the scheduled mentioned property or any part thereof separately assessed, mutated and amalgamate in all public records maintained by

Envelopes
A. V. R.



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Sensir Kumar D

Manidipa Das,

Seete D

Creative Infra & Development

Susga Aarav Banerjee

Partner

Creative Infra & Development

A V R

Partner

Creative Infra & Development

Avishek Roy

Partner

Creative Infra & Development

Rohan Roy

Partner

the authorities having jurisdiction including the Burdwan Development Authority and Burdwan Municipality.

11. To produce and deliver all title deeds, documents and papers relating to the title and possession of said property to the buyer(s) of the same and to answer and comply with all requisitions that may be enquired by such intending buyers in respect of Developers' allocation.
12. To appear and represent the PRINCIPALS before the Burdwan Municipality, Burdwan Development Authority, Collector, Statutory bodies and Government departments and/or their or any of their officers and also all other State Executives, Judicial or Quasi-Judicial and other authorities and also all courts and Tribunals and before any person, Developer, Contractor or other persons and deal with them in all manner and sign, execute, deliver and submit all papers, plan, documents, applications, objections notices etc. and also to submit and take delivery of and/or explain all documents of title, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney.
13. To sign, execute, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, rectifications, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, applications, accounts, plans, forms, correspondences, notices, letters and other documents and writings.



A
Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Sumit Kumar D
Manidipa Ban-
Sarker D

Creative Infra & Development
Suraj Datta Banerjee
Partner

Creative Infra & Development
A V R
Partner

Creative Infra & Development
Avishek Roy
Partner

Creative Infra & Development
Sohan Roy
Partner

14. That the Attorney by virtue of this Power of Attorney shall have the right and authority to enter agreement(s) for sale with intending Buyer(s)/ Purchaser(s) and sell, convey and transfer right, title, interest and possession of the **DEVELOPER's allocation only**, on receipt of the consideration amount, at the proposed multi-stored Residential cum Commercial Complex to be constructed upon the land, more fully described in Schedule hereunder, together with proportionate share of the land, more fully described in the Schedule hereunder along with other amenities and common facilities, in favour of the Buyer(s)/Purchaser(s) by executing, admitting as well as presenting for registration of all documents including formal Deed of Sale or Transfer, Deed of Conveyance, Instruments and Writings by appearing and representing the PRINCIPALS before any Registrar, Sub-Registrar, Additional Dist. Sub-Registrar, District Registrar, Registrar of Assurances and other officer (s) or authority(s) having jurisdiction and retain entire the sale proceeds of *the DEVELOPER'S allocation* in its own account as its entitlement. That the Attorney shall have no right and authority **to deal with OWNERS' allocation**.

15. To appear and represent the PRINCIPALS before any Notary Public, other Magistrates and other officer or officers and authorities in connection with affirmation or notarization of any deed, instrument, declaration or writing signed or made by the said attorney by virtue of the power hereby conferred.



Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Seerat Kumar R
Manidipa Ban-
Sarkar

Creative Infra & Development
Auriga claven Banerjee
Partner

Creative Infra & Development
Partner

Creative Infra & Development
Avishek Roy
Partner

Creative Infra & Development
Sohan Roy
Partner

16. To sign, verify and/or affirm any Complaint, Written Statement, Petition, Application, Consent petition, affidavit, execute Vakalatnama, appoint of Advocates Memorandum of Appeal or any other document or paper in any proceeding as the occasions shall require and/or as the said Attorney may think fit and proper in respect of the subject property.
17. To accept notices, summons and services of papers and documents from any Court, Tribunal, postal authorities and / or other authorities and/or persons.
18. To do all acts deeds and things for better exercise of the authorities herein contained relating to the development of multi-storied Residential cum Commercial Complex, consisted of several self contained ownership Flats, Shops, Commercial Spaces and Parking Spaces together with other common facilities and amenities, on the land, more fully described in the Schedule hereunder or any part thereof, which the PRINCIPALS could have lawfully done under their own hands and seals, if personally present.

The PRINCIPALS doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Attorney shall lawfully do or cause to be done in or about the premises aforesaid, within the purview and intent of these present.

AND

The PRINCIPALS hereby record and declare that this power of attorney shall be irrevocable and shall also be binding upon the PRINCIPALS



A
Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Sami's Kumar

Manidipa Dan

Santanu

Creative Infra & Development
Suraj Chandra Banerjee
Partner

Creative Infra & Development
Arun Kumar
Partner

Creative Infra & Development
Avishkar Roy
Partner

Creative Infra & Development
Soham Roy
Partner

and their heirs, executors, administrators, legal representatives and/or assigns till completion of proposed multi- storied Residential cum Commercial Complex, on the land, more fully described in the Schedule hereunder and delivery of possession to individual purchaser (s) by the DEVELOPER.

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-Par Birhata, which is butted and bounded by:-



A

Additional District Sub-Registrar
BURDWAN

16 AUG 2024

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.

IN WITNESSES WHEREOF, We, the PRINCIPALS and ATTORNEY herein do hereby put finger prints of our both hands and also put our respective signatures on this deed of Power of Attorney in the presence of following witnesses on this 16th day of August'2024.

SIGNED AND SEALED at Purba Bardhaman,

Swaraj Kumar Dan. 
Manidipa Dan.
Sauri 

In presence of Witnesses:-

1. Abhijit Ghosh
3/0 - Ananta Ghosh
Bhabani Thakur Lane
P.O - Raibati, Burdwan

Signature of the PRINCIPALS

2. Kunal Roy.
Burdwan
Pin - 713161

Creative Infra & Development
Sujata Banerjee
Partner

Creative Infra & Development

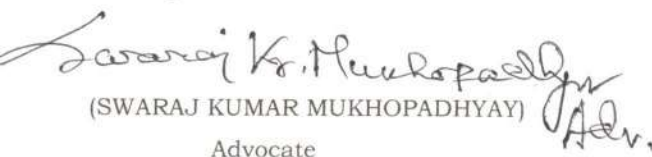
Partner

Creative Infra & Development
Avishek Roy
Partner

Creative Infra & Development
Soham Roy
Partner

Signature of the ATTORNEY

Drafted by me


(SWARAJ KUMAR MUKHOPADHYAY)
Advocate

District Judges' Court, Purba Bardhaman.

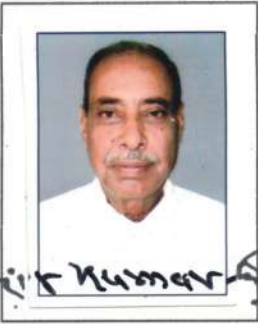
Enrolment No.: - WB/442/1995



A
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**



A

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 D.
Signature of MR SANTANU DAN



A
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

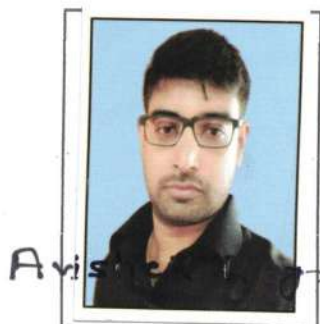
Signature of **MR. ARUP KUMAR ROY**



A
Additional District Sub-Registrar
BURDWAN

16 AUG 2024

Finger Prints of **MR. AVISHEK 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

Avishek Roy.
Signature of **MR. AVISHEK ROY**

Finger Prints of **MR. 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**



A
Additional District Sub-Registrar
BURDWAN

16 AUG 2024



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

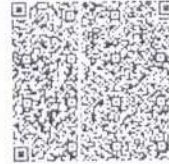
Enrollment No.: 1058/77736/08819

To
Durga Charan Banerjee
S/O: Debi Charan Banerjee
ramkrishnapally kalitala lane kaina road
Barddhaman (m)
Burdwan
Barddhaman Barddhaman
West Bengal 713101
9434013685

08/02/2016
332457962



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

Signature



Durga Charan Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUP KUMAR ROY

RAMAPRASAD ROY

10/06/1964

Permanent Account Number

ACOPR4190E

Arup Kumar Roy

Signature



27022009

यदि कार्ड खोले / पाते पर आपका नाम नहीं है / यदि
आपका नाम सही है तो इसे
नियमितीकरण विभाग को
बानेर टेलिफोन एक्सचेंज के पास
देकर पुनः 411 045

If this card is lost / someone's lost card is found
please inform / return to

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers
Near Baner Telephone Exchange
Baner, Pune - 411 045

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Arup Kumar Roy



ভারত সরকার
Government of India



অরুণ কুমার রায়
Arup Kumar Roy
জন্মতারিখ / DOB : 10/06/1964
পুরুষ / Male



5387 9499 7969

সাধারণ মানুষের অধিকার



ভারতীয় মিলিত পরিচয় প্রাধিকরণ
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

5387 9499 7969



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Ar V R

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

AVISHEK ROY

ASIT BARAN ROY

02/01/1986

Permanent Account Number

AIDPR8239H

Avishek Roy

Signature



10122015

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल

5 वी मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,

मॉडल कॉलोनी, दीप बंगला चौक के पास,

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, Mantri Sterling,

Plot No. 341, Survey No. 997/8,

Model Colony, Near Deep Bungalow Chowk,

Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
SOHAM ROY

ASIT BARAN ROY

02/04/1991

AWUPR5765M

Soham Roy



भारत सरकार
GOVT. OF INDIA



20082010

Soham Roy

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं

आयकर पैन सेवा इकाई एनएसडीएल

तीसरी मंजिल, सफायर चेंबर

बानेर टेलिफोन एक्चेंज के नजदीक

बानेर, पुना - 411 045

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Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange,

Baner, Pune - 411 045

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081

e-mail: tininfo@nsdl.co.in



भारत सरकार
Government of India



Print Date: 08/05/2022



Soham Roy
DOB: 02/04/1991
Male



5139 1598 2941

मेरा आधार, मेरी पहचान

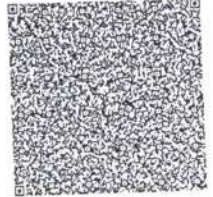


भारत सरकार
Unique Identification Authority of India



Print Date: 19/05/2022

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



5139 1598 2941



1947



help@uidai.gov.in



www.uidai.gov.in

Soham Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANTANU DAN

SAMIR KUMAR DAN

05/07/1983

Permanent Account Number

APKPD7192R

Santanu Dan

Signature

भारत
सरकार



11092008

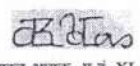
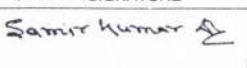
इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

Santanu ✓

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 06-02-1951	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.बं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

Self attested (सहित)
Samir Kumar Dan



भारत सरकार
GOVERNMENT OF INDIA



Manidipa Dan
DOB: 10/10/1958
FEMALE



6383 7752 1484

Aadhaar-Aam Admi ka Adhikar

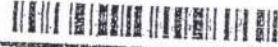
Manidipa Dan



भारतीय पहचान प्राधिकरण
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

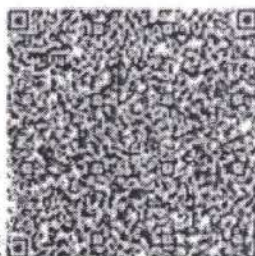


ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

পালিকাভুক্তির নম্বর/ Enrolment No. : 2017/01328/03146

To
শান্তনু দা
Santanu Dan
S/O Samir Kumar Dan
10, Sadarghat Road
Shankhari Pukur
Burdwan
Bardhaman 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 Dan
জন্মতারিখ/DOB: 05/07/1983
পুরুষ/ MALE

3103 0915 6993

VID : 9189 2120 5256 0483

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

ভূমিকা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ডিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়াকৃত তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
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- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধার আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখে।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App যারা।

- 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.
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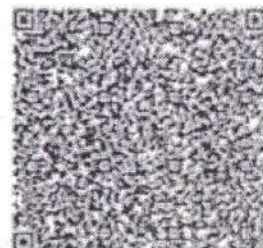


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



প্ৰাপক:
S/O Samir Kumar Dan, 10, Sadarghat Road, শাঁকহারী পুকুর, বর্দমান, পশ্চিমবঙ্গ - 713103

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



3103 0915 6993

VID : 9189 2120 5256 0483

1047 | feedback@uidai.gov.in | www.uidai.gov.in

Santanu Dan



भारत सरकार
GOVERNMENT OF INDIA
Samir Kumar Dan
DOB: 06/02/1951
MALE



8430 8894 8673

-Aam Admi ka Adhikar



भारतीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

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



1047
1000 500 1847

<http://uidai.gov.in>

www.uidai.gov.in

P.O. Box No. 1847
Bengaluru-560 001

Samir Kumar Dan



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB41 20210001243

Name : ABHIJIT GHOSH

Address

OPPOSITE OF RADHA RANI APARTMENT
BHABANI THAKUR LANE PIRTOLA KALI MONDIR
SHYAMLAL
Bardhaman (M), Purba Bardwan, WB, 713104

S/D/W Of : ANANTA GHOSH

Date of Issue	02-02-2021	Blood Group	O+
Valid Till (NT)	08-11-2031	Date of Birth	09-11-1991
Valid Till (TR)			



Abhijit Ghosh
Licence holder sign

Licensing Authority : P. PURBA BARDHAMAN

Licensing Authority Sign : *[Signature]*



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

Manidipa Dan

आयकर अधिकारी, प. ब. XI

COMMISSIONER OF INCOME-TAX, W.B. XI



हस्ताक्षर / SIGNATURE

Manidipa Dan

Major Information of the Deed

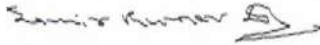
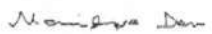
Deed No :	I-0203-05926/2024	Date of Registration	27/08/2024
Query No / Year	0203-8002204887/2024	Office where deed is registered	
Query Date	16/08/2024 6:18:45 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	ABHIJIT GHOSH Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 7908211746, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 4,07,05,620/-	
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]:- 020305722/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Sadarghat Road, Mouza: Sankharipukur, , Ward No: 35, Holding No:29, 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, , Project Name :
L2	RS-74	RS-41	Bastu	Bastu	7 Dec		84,55,173/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-75	RS-41	Bastu	Bastu	12 Dec		1,44,94,583/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-76	RS-122	Bastu	Bastu	2 Dec		24,15,764/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L5	RS-77	RS-104	Bastu	Bastu	2.7 Dec		32,61,281/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			33.7Dec	0 /-	407,05,620 /-	
		Grand Total :			33.7Dec	0 /-	407,05,620 /-	

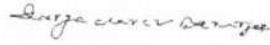
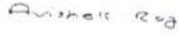
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name 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	 LTI 16/08/2024 Captured	 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 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	 LTI 16/08/2024 Captured	 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: India , PAN No.: ACxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				
3	Name 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	 LTI 16/08/2024 Captured	 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				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CREATIVE INFRA & DEVELOPMENT Natungonj Road, City:- Burdwan, P.O:- NUTANGUNJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 , PAN No.:: AAXxxxxx9L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name 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	Photo  Aug 16 2024 6:35PM	Finger Print  Captured LTI 16/08/2024	Signature  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, , PAN No.:: AHxxxxxx9H,Aadhaar No Not Provided Status : Representative, Representative of : CREATIVE INFRA & DEVELOPMENT (as PARTNER)			
2	Name 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	Photo  Aug 16 2024 6:35PM	Finger Print  Captured LTI 16/08/2024	Signature  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, , PAN No.:: ACxxxxxx0E,Aadhaar No Not Provided Status : Representative, Representative of : CREATIVE INFRA & DEVELOPMENT (as PARTNER)			
3	Name 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	Photo  Aug 16 2024 6:36PM	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, , PAN No.:: Alxxxxxx9H,Aadhaar No Not Provided Status : Representative, Representative of : CREATIVE INFRA & DEVELOPMENT (as PARTNER)			

4	Name	Photo	Finger Print	Signature
	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	 Aug 16 2024 6:34PM	 Captured 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, , PAN No.:: AWxxxxxx5M,Aadhaar No Not Provided 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	 16/08/2024	 Captured 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

Endorsement For Deed Number : I - 020305926 / 2024

On 16-08-2024

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:45 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 Business

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, 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 Business

Execution is admitted on 16-08-2024 by Mr ARUP KUMAR ROY, PARTNER, CREATIVE INFRA & DEVELOPMENT, 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 Business

Execution is admitted on 16-08-2024 by Mr AVISHEK ROY, PARTNER, CREATIVE INFRA & DEVELOPMENT, 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 Business

Execution is admitted on 16-08-2024 by Mr SOHAM ROY, PARTNER, CREATIVE INFRA & DEVELOPMENT, 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 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 3163, Amount: Rs.100.00/-, Date of Purchase: 16/08/2024, Vendor name: Sk Salauddin



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

On 27-08-2024

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.



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 148849 to 148884

being No 020305926 for the year 2024.



San.

Digitally signed by SANJIT SARDAR
Date: 2024.08.30 12:43:29 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 30/08/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.