

1446/22-VC-3833/22

I-14059/22

भारतीय रुपये एक सौ रुपये

एक सौ रुपये

₹ 15. 100

₹. 100

ONE
HUNDRED RUPEES

भारत INDIA

भारत रुपये

बंगाल रुपये अंग्रेज बंगाल WEST BENGAL

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2 SEP 2018

DEVELOPMENT POWER AFTER REGISTERED AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We

(1) MISS. JHARNA GHOSHAL CHAUDHURI, (PAN No. AYIPG7550K)
(AADHAAR No. 2974 9870 4671), daughter of Late Jyotsna Ghoshal
Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation-Householder,
residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haldir, P.S. Jatra (2) &
SAMIR GHOSAL CHAUDHURY (PAN No. ACIPC3112E) (AADHAAR
No. 4446 6400 3813) son of Late Jyotsna Ghosal Chaudhury, by Nationality
Indian, by faith-Hindu, by occupation-Retired, residing at 110/11, K.P. Roy

30036

23 AUG 2022

No.....Rs.-100/- Date.....S. KARMAKAR

Name:..... Advocate

Address:..... ALIPUR JUDGES COURT
KOLKATA-700 027

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Tharua Ghoshal chaudhuri



13062

Tharua Ghoshal chaudhuri



13063

1. T. I of Samir Ghosal Chaudhury
2. the pen of Sayandip Ghosal

Chaudhury



13064

Samir Ghosal chaudhury

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPUR

07 SEP 2022

Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa and (3) **SRI SISIR GHOSAL CHOWDHURY (PAN No.AKNPC4124E) (AADHAAR No. 4468 0187 0012)** son of Late Jyotsna Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation- Business, 39, K.P. Roy Lane, Kolkata-700 078, P.O.Haltu, P. S. Garfa, all within the District of South 24-Parganas, **SEND GREETINGS:-**

WHEREAS we are jointly seized and possessed of all that piece and parcel of Land measuring 05 Cottahs 10 Chittaks and 30 square feet at present in the actual physical measurement the land area is found 05 Cottahs 04 Chittaks 35 Square feet more or less together with structure standing thereon lying and situated at Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S.Garfa, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 105, being known as **Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078**, (having mailing address 110/11, K.P. Roy Lane, Kolakta - 700078) (being Assessee No.31-105-13-0039-0), in the District of South 24-Parganas, and are paying taxes regularly which is morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "**said property**".

AND WHEREAS we the Owners herein entered into a Development Agreement on 31st day of August, 2022 in respect of our said property being known as **Municipal Premises No. 39, K.P.Roy Lane, Kolkata-700 078**, P. S. Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward No. 105, in the District of South 24-Parganas with the Developer "**CREATIVE**" (PAN No. AARFC7669N) a partnership firm having its registered office at 8, Studio Lane, Kolkata-700078, (having mailing address Hemlata Kutir. 2, Jadavgarh, Kolkata- 700 078), P.O. Haltu, P.S. Garfa, represented by its Partners (1) **SRI KALYAN SARKAR (PAN No. ATAPS4250K) (AADHAAR No. 5370 0461 6175)**, son of Sri Khagendra

Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078, P.O. Haltu, P. S. Garfa and (2) **SMT. SRABONI ROY (PAN No. AFMPR6403B) (AADHAAR No. 2802 0129 1696)**, wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Kolkata - 700078, P.O. Haltu, P. S. Garfa, all within the District of South 24-Parganas and the said Development Agreement was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No.I, Volume No.1603-2022, Pages 470465 to 470501 being No.160313695 for the year 2022.

AND WHEREAS in pursuance of the said Development Agreement we the owners herein jointly and severally appointed "**CREATIVE**" (PAN No. **AARFC7669N**) a partnership firm having its registered office at 8, Studio Lane, Kolkata-700078,(having mailing address Hemlata Kutir, 2, Jadavgarh, Kolkata- 700 078), P.O. Haltu, P.S. Garfa, represented by its Partners (1) **SRI KALYAN SARKAR (PAN No. ATAPS4250K) (AADHAAR No. 5370 0461 6175)**, son of Sri Khagendra Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078. P.O. Haltu, P. S. Garfa and (2) **SMT. SRABONI ROY (PAN No. AFMPR6403B) (AADHAAR No. 2802 0129 1696)**, wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Koikata - 700078, P.O. Haltu, P. S. Garfa, all within the District of South 24-Parganas as our true and lawful Attorneys to do the following acts, deeds and things for us, in our names, on our behalf and in our place.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that we do hereby appoint, nominate, constitute and authorise "**CREATIVE**" (PAN No. **AARFC7669N**) a partnership firm having its registered office at 8, Studio Lane, Kolkata-700078,(having mailing address Hemlata Kutir, 2,

Jadavgarh, Kolkata- 700 078), P.O. Haltu, P.S. Garfa, in the District of South 24-Parganas, represented by its Partners **(1) SRI KALYAN SARKAR (PAN No. ATAPS4250K) (AADHAAR No. 5370 0461 6175)**, son of Sri Khagendra Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078, P.O. Haltu, P. S. Garfa and **(2) SMT. SRABONI ROY (PAN No. AFMPR6403B) (AADHAAR No. 2802 0129 1696)**, wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Kolkata - 700078, P.O. Haltu, P. S. Garfa, all within the District of South 24-Parganas, as our true and lawful **ATTORNEYS** for us, in our names, on our behalf and in our place to do or commit or cause to be done or committed the following acts, deeds and things jointly and severally in respect of the aforesaid Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078, P. S. Garfa, that is to say:

1. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage, drainage and/ or other inputs and facilities as required from the appropriate bodies and/or authorities.
2. To supervise, manage, maintain and superintend the construction/ development in relation to the said property.
3. To appear and represent us for all concern and to produce, give inspection and file and to sign and submit any documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, The Kolkata Municipal Corporation, K.I.T., K.M.D.A., G.S.T. Authority, Survey Department, Fire Brigade, Police Department, C.E.S.C. Ltd., Land Acquisition Department or any other appropriate authority or authorities.
4. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant of Attorney, Vokalatnama and

other authorities, to act and plead; to sign and verify all plaints, written statements, verifications, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgements and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money or moneys from any Court, Office or Opposite Party either in execution of decree or order or otherwise our said Attorneys shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

5. To appoint, engage on our behalf Advocates, Solicitors or Counsel whenever our said Attorneys shall think fit and proper to do so and to discharge and/or terminate his or their appointment.
6. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property from any person or persons, company or association, authority or authorities, firm, government or semi-government concern or concern including any statutory, local or public body for the purpose thereof.
7. To sign, execute and submit building plans, documents, statements, papers, undertakings, Affidavit and declarations as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by The Kolkata Municipal Corporation and to apply for on our behalf and to represent us before The Kolkata Municipal Corporation for obtaining completion certificate, house drainage connection, water connection and to obtain the form "C" clearance for fixing of Lift and all other allied works to be executed and signed by the said Attorneys in any manner concerning the aforesaid purpose and to appear and represent us before any Notary Public, Registrar of Assurances, District Sub-Registrar, Additional District Sub-

Registrar, Metropolitan Magistrate, Executive Magistrate, Judicial Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all boundary declarations, splayed corner, road width, common passage declaration, deed of gift for widening road, instruments and writings, executed and signed by the said Attorneys in any manner concerning sanction of the building plan in respect of the said premises and to appoint and arrange from time to time architects, engineers, contractors, supervisors and/or other person or persons on such terms as our said Attorneys shall deem fit and proper to do so and to discharge and/ or terminate his or their appointments.

8. To enter into Agreement for Sale in respect of the developer's allocation of the said premises or any part or portion thereof with any intending Purchaser or Purchasers on such terms as our said Attorneys in their absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.
9. To receive from the intending Purchaser or Purchasers any money for the developer's allocation of the building that would be paid to our said Attorneys by them as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof.
10. To sign and execute all agreement for sale, deed of conveyance in favour of the intending Purchaser or Purchasers in respect of the developer's allocation of the building or any part or portion thereof receiving the consideration money and admit execution thereof on our behalf and present such agreements, deeds, papers writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain return of the registered documents from the registry office which our said Attorneys shall consider necessary for transferring and/or conveying the said property or any part or portion thereof to the Purchaser or Purchasers.

11. And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorneys ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as we ourselves could have done the same if we were personally present.

AND we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorneys under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Land measuring 05 Cottahs 10 Chittaks and 30 square feet at present in the actual physical measurement the land area is found 05 Cottahs 04 Chittaks 35 Square feet more or less together with structure standing thereon lying and situated at Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S.Garfa, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 105, being known as **Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078**, (having mailing address 110/11, K.P. Roy Lane, Kolakta - 700078) (being **Assessee No.31-105-13-0039-0**), in the District of South 24-Parganas, together with all right of easement belonging and appurtenant thereto which is butted and bounded in the manner following :-

On the North : By Premises No.38, K. P. Roy Lane ;

On the South : By Premises No.40, K. P. Roy Lane ;

On the East : By Premises No.1A, K. P. Roy Lane ;

On the West : By 20' feet wide Black Top Road.

IN WITNESS WHEREOF we have set and subscribe our respective hands hereunto this the 7th day of September, 2022.

SIGNED AND DELIVERED BY THE
WITHIN NAMED EXECUTANTS AT
KOLKATA IN THE PRESENCE OF :-

WITNESSES:-

1. Bhabatosh Roy
1/45A Jafarganj
PO:- Hatkh
Kolkata - 700078

2. Sayandip Ghosal
Chaudhury
39, K.P Roy Lane,
Kolkata - 700078

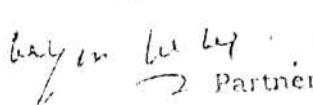
1. Jharna Gopal Chaudhury

2. 
L.T.I. of Samir Ghosal
Chaudhury by the pen of
Sayandip Ghosal Chaudhury

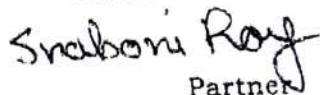
3. Sisir Ghosal Chaudhury

SIGNATURE OF THE EXECUTANTS

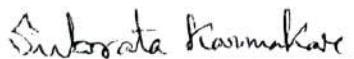
CREATIVE


Sayandip Ghosal Chaudhury
Partner

CREATIVE

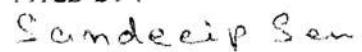

Sraboni Roy
Partner

DRAFTED BY :-


(SUBRATA KARMAKAR)
ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027
ENROLL NO.: WB/334/89

SIGNATURE OF THE CONSTITUTED
ATTORNEYS

TYPED BY :


(SANDEEP SEN)
DIAKURIA, KOLKATA - 31

IN WITNESS WHEREOF we have set and subscribe our respective hands hereunto this the 7th day of September, 2022.

SIGNED AND DELIVERED BY THE
WITHIN NAMED EXECUTANTS AT
KOLKATA IN THE PRESENCE OF :-

W I T N E S S E S :-

1. Bhabulash Roy
1/45A Jafarganj
PO:- Hatka
Kolkata - 700078

2. Sayandeep Ghosal
Choudhury
39, K.P. Roy Lane,
Kolkata - 700078

1. Jharna Ghoshal Choudhury

2.

3. Sisir Ghosh Choudhury

SIGNATURE OF THE EXECUTANTS

CREATIVE

Subrata Roy (Kalyan Saran)
Partner

CREATIVE

Subrata Roy
Partner

DRAFTED BY :-

Subrata Karmakar
(SUBRATA KARMAKAR)
ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027
ENROLL NO.: WB/334/89

SIGNATURE OF THE CONSTITUTED
ATTORNEYS

TYPED BY :

Sandeep Sen
(SANDEEP SEN)
DHAKURIA, KOLKATA - 31

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name JHARNA GHOSHAL CHAUDHURI

Signature Jharna Ghoshal chaudhuri

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SAMIR GHOSHAL CHAUDHURY

Signature L. T. I of Samir Ghosal Chaudhury by the Pen of
Sayandeep Ghosal Chaudhury

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SISIR GHOSHAL CHAUDHURY

Signature Sisir Ghosal Chaudhury

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... Subrata Majumder

Signature..... Subrata Majumder (Subrata Majumder)

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

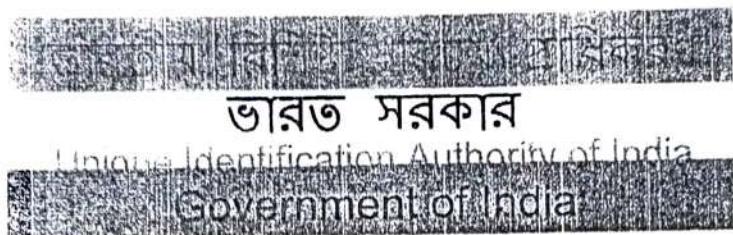
Name..... Siraboni Ray

Signature..... Siraboni Ray

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SAYANDEEP GHOSAL CHAUDHURY

Signature..... Sayandeep Ghosal Chaudhury (SAYANDEEP)



ठालिकाड़ियाँ लाइट / Enrollment No.: 1040/20997/32996

Sayandeep Ghosal Chaudhury
सायंदीप घोसल चौधुरी

39
4 PROY LANE
781
Kolkata
West Bengal - 700078



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আপনার আধার সংখ্যা / Your Aadhaar No.:

6233 2672 6258

আধার - সাধারণ মানুষের অধিকার



ভাৰত সরকার

Government of India

সায়ন্দীপ ঘোসল চৌধুরী

Sayandeep Ghosal Chaudhury

সায়িন ঘোসল চৌধুরী

Father: Samir Ghosal Chaudhury

জন্ম তারিখ/DOB: 27/10/1993

লিঙ্গ / Male

6233 2672 6258



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকস্ত্রের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ আধার সারা দেশে মালা!

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী প্রযোগে প্রাপ্তির সহায়ক হবে।

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



জাতীয় পরিচয় প্রাপ্তিরণ
Unique Identification Authority of India

আধার
ঠিকানা: , কে.পি.গ্রাম. লেন, হালতু
হালতু, কোলকাতা, পশ্চিম বঙ্গ,

Address: 39, K.P.ROY LANE,
Haltu, Kolkata, Haltu, West
Bengal, 700078

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help@uidai.gov.in

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Major Information of the Deed

Deed No :	I-1603-14059/2022		Date of Registration	09/09/2022
Query No / Year	1603-8002677221/2022		Office where deed is registered	
Query Date	09/09/2022 2:02:52 PM		D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA KARMAKAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331405190, Status : Advocate			
Transaction	Additional Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]			
Set Forth value	Market Value			
Rs. 3,000/-	Rs. 1,48,98,347/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))			
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160313695/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. P. Roy Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector), , Premises No: 39, , Ward No: 105 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 4 Chatak 35 Sq Ft	2,000/-	1,48,71,347/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				8.7427Dec	2,000/-	148,71,347/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,000/-	27,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

	Total :	100 sq ft	1,000 /-	27,000 /-	
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Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Miss JHARNA GHOSHAL CHAUDHURI (Presentant) Daughter of Late JYOTSNA GHOSHAL CHAUDHURI 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AYxxxxxx0K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence</p>
2	<p>Shri SAMIR GHOSAL CHAUDHURY Son of Late JYOTSNA GHOSAL CHAUDHURY 110/11, K.P, ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx2E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence</p>
3	<p>Shri SISIR GHOSAL CHOWDHURY Son of Late JYOTSNA GHOSAL CHOWDHURY 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx4E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>CREATIVE 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.: AAxxxxxx9N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri SISIR GHOSAL CHOWDHURY Son of Late JYOTSNA GHOSAL CHOWDHURY 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx4E,Aadhaar No Not Provided Status : Representative, Representative of : CREATIVE (as DEVELOPER)</p>
2	<p>Shri KALYAN SARKAR Son of Shri KHAGENDRA NATH SARKAR 2, JADAVGARH, City:- Not Specified, P.O:- HALTU, P.S:-Kasba District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATxxxxxx0K,Aadhaar No Not Provided Status : Representative, Representative of : CREATIVE (as DEVELOPER)</p>
3	<p>Smt SRABONI ROY Wife of Shri BHABATOSH ROY 1/45A, JADAVGARH, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx3B,Aadhaar No Not Provided Status : Representative, Representative of : CREATIVE (as DEVELOPER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAYANDEEP GHOSHAL CHOWDHURY Son of Mr SAMIR GHOSHAL CHOWDHURY 39, K. P. ROY LANE, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031			

Identifier Of Miss JHARNA GHOSHAL CHAUDHURI, Shri SAMIR GHOSAL CHAUDHURY, Shri SISIR GHOSAL CHOWDHURY, Shri SISIR GHOSAL CHOWDHURY, Shri KALYAN SARKAR, Smt SRABONI ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Miss JHARNA GHOSHAL CHAUDHURI	CREATIVE-2.91424 Dec
2	Shri SAMIR GHOSAL CHAUDHURY	CREATIVE-2.91424 Dec
3	Shri SISIR GHOSAL CHOWDHURY	CREATIVE-2.91424 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Miss JHARNA GHOSHAL CHAUDHURI	CREATIVE-33.33333300 Sq Ft
2	Shri SAMIR GHOSAL CHAUDHURY	CREATIVE-33.33333300 Sq Ft
3	Shri SISIR GHOSAL CHOWDHURY	CREATIVE-33.33333300 Sq Ft

On 06-09-2022

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 48,98,347/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 07-09-2022

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

Presented for registration at 20:55 hrs on 07-09-2022, at the Private residence by Miss JHARNA GHOSHAL CHAUDHURI, one of the Executants.

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

Execution is admitted on 07/09/2022 by 1. Miss JHARNA GHOSHAL CHAUDHURI, Daughter of Late JYOTSNA GHOSHAL CHAUDHURI, 39, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 2. Shri SAMIR GHOSAL CHAUDHURY, Son of Late JYOTSNA GHOSHAL CHAUDHURY, 110/11, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 3. Shri SISIR GHOSAL CHOWDHURY, Son of Late JYOTSNA GHOSHAL CHOWDHURY, 39, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Identified by Mr SAYANDEEP GHOSHAL CHOWDHURY, , , Son of Mr SAMIR GHOSHAL CHOWDHURY, 39, K. P. ROY LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

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

Execution is admitted on 07-09-2022 by Shri SISIR GHOSAL CHOWDHURY, DEVELOPER, CREATIVE, 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr SAYANDEEP GHOSHAL CHOWDHURY, , , Son of Mr SAMIR GHOSHAL CHOWDHURY, 39, K. P. ROY LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

Execution is admitted on 07-09-2022 by Shri KALYAN SARKAR, DEVELOPER, CREATIVE, 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr SAYANDEEP GHOSHAL CHOWDHURY, , , Son of Mr SAMIR GHOSHAL CHOWDHURY, 39, K. P. ROY LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Otners

Execution is admitted on 07-09-2022 by Smt SRABONI ROY, DEVELOPER, CREATIVE, 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr SAYANDEEP GHOSHAL CHOWDHURY, . . . Son of Mr SAMIR GHOSHAL CHOWDHURY, 39, K P ROY LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste: Hindu, by profession Others



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09-09-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

Stamp: Type: Impressed, Serial no 30030, Amount: Rs.100/-, Date of Purchase: 23/08/2022, Vendor name:

Uttamkumar Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 480835 to 480853
being No 160314059 for the year 2022.



Digitally signed by Debasish Dhar
Date: 2022.09.09 15:28:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/09/09 03:28:56 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

DATED : THIS THE 7TH DAY OF SEPTEMBER, 2022

DEVELOPMENT POWER
AFTER REGISTERED AGREEMENT

BY

1. MISS. JHARNA GHOSHAL CHAUDHURI
2. SRI SAMIR GHOSHAL CHAUDHURY
3. SRI SISIR GHOSHAL CHOWDHURY

..... EXECUTANTS

IN FAVOUR OF

"CREATIVE"

REPRESENTED BY ITS PARTNERS

1. SRI KALYAN SARKAR
2. SMT. SRABONI ROY

..... CONSTITUTED
ATTORNEYS

DRAFTED BY :
SUBRATA KARMAKAR
ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027