

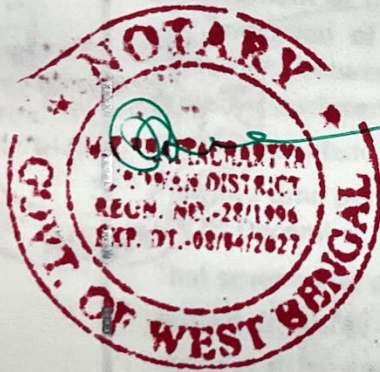
SL. No. 201

06 JUL 2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

85AB 086854



Creative Infra & Development  
Partner  
*Alegra Charan Banerjee*

Creative Infra & Development  
Partner  
*[Signature]*

Creative Infra & Development  
Partner  
*Avishek Roy*

Creative Infra & Development  
Partner  
*Soham Roy*

Signed in my Presence and  
Identified by me  
*Rabit*  
Advocate

**Before The Notary Public at Burdwan**

Affidavit cum Declaration

Affidavit cum Declaration of "CREATIVE INFRA & DEVELOPMENT" (A Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at Kamala Kamini Lane, Post Office: Nutangunj, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713102, PAN. AARFC8869L; represented by its Partners namely

1. SRI. DURGA CHARAN BANERJEE, S/o Late Debi Charan Banerjee, by nationality Indian, by caste Hindu, by profession business, resident of Ramkrishna Pally, Kalitala Road, Kalna Gate, P.O Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713101; PAN. AHAPB5249H; AND

*[Signature]*  
**Manu, K. Bhattacharyya**  
NOTARY

1, CHALSIKILLMATH  
BURDWAN DISTRICT  
REGD NO 28/1996

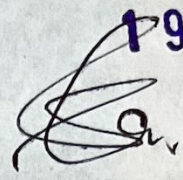
06 JUL 2023



Sl. No. .... 80. .... Sale Date ..... 05/7/23  
 Sold To ..... Creative Infra & Development  
 Add. .... Bdm  
 Stamp Rs. ....  
 This Stamp Paper Purchase From ..... 10.0  
 Purba Bardhaman 1No. Try On-Date.....  
 Stamp Vendor-SK SALAUDDIN  
 Sadar Registry Office, Purba Bardhaman  
 Licence No.-02/2011-12

19 JUN 2023

Signature



Handwritten signatures and stamps for multiple copies of the document, including names like 'Creative Infra & Development' and 'Bardhaman'.



Before The Notary Public at Burdwan  
Affidavit cum Declaration

Affidavit cum Declaration of "CREATIVE INFRA & DEVELOPMENT" (A Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at Kamala Kamini Lane, Post Office: Nutanpur, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713102, PAN: AARFC8888L; represented by its Partners namely 1. SRI. DURGA CHARAN BANERJEE, S/o Late Dedi Charan Banerjee, by nationality Indian, by caste Hindu, by profession business, resident of Ramkrishna Pally, Kallata Road, Kains Gate, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 71301, PAN: AHA82248H; AND

Notary Public at Burdwan

06 JUL 2023



*Sujata Chandra Banerjee*  
Partner

*[Signature]*  
Partner

*Avishek Roy*  
Partner

*Soham Roy*  
Partner

Signed in my Presence and  
Identified by me

*[Signature]*  
Advocate

2. **SRI. ARUP KUMAR ROY**, S/o Late Rama Prasad Roy, by nationality Indian, by caste Hindu, by profession business, resident of 133A R.C Das Road, Ranisayar South, P.O Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713101; PAN. **ACOPR4190E**, AND

3. **SRI. AVISHEK ROY**, S/o Sri Asit Baran Roy, by nationality Indian, by caste Hindu, by profession business, resident of Sashi Bhusan Road, P.O Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713101; PAN. **AIDPR8239H**, AND

4. **SRI. SOHAM ROY**, S/o Sri Asit Baran Roy, by nationality Indian, by caste Hindu, by profession business, resident of Sashi Bhusan Road, P.O Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713101; PAN. **AWUPR5755N**, do hereby solemnly declare, undertake and state as under:

1. That the promoters have a legal title by a **Development Agreement with Development Power of Attorney** to develop the land which is belongs to **SUSANTA KUMAR GHOSH, SAMIR KUMAR GHOSH AND MONOJ KUMAR GHOSH** on which the development of the proposed project "**VISTA**" is to be carried out a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 22<sup>nd</sup> December, 2025.

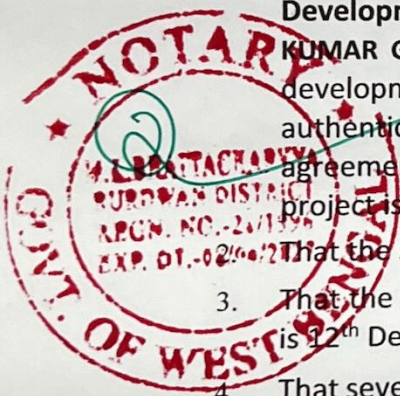
4. That seventy per cent of the amounts realized by me/promoter 'for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, form the competent



*Manoj K. Bhattacharyya*  
NOTARY

1, BHALUWILL MATH  
BURDWAN DISTRICT  
REGD. NO. 20/1998

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authorities.

- 9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That the promoter shall not discriminate against any allottee at the time of allotment of any Apartment, plot or building, as the case may be, on any grounds.

Creative Infra & Development

✓ *Sujata Chandra Banerjee*  
Partner

Creative Infra & Development

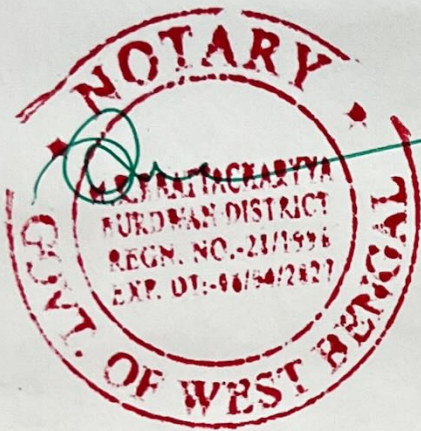
✓ *Anurag Roy*  
Partner

Creative Infra & Development

✓ *Avishek Roy*  
Partner

Creative Infra & Development

✓ *Asham Roy*  
Partner



Deponents

Signed in my Presence and Identified by me

*Ralit*  
Advocate

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified by me at Burdwan on this 5<sup>th</sup> day of July, 2023.

Creative Infra & Development

✓ *Sujata Chandra Banerjee*  
Partner

Creative Infra & Development

✓ *Anurag Roy*  
Partner

Creative Infra & Development

✓ *Avishek Roy*  
Partner

Creative Infra & Development

✓ *Anurag Roy*  
Partner

Deponents

Signed in my Presence and Identified by me

*Ramkrishna Palit*  
Advocate

**SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION**

*[Signature]*  
Kalyan Chakraborty  
NOTARY  
BURDWAN DISTRICT  
Regn. No. 24/1998

06 JUL 2023

**RAMKRISHNA PALIT**  
ADVOCATE  
JUDGE'S COURT,  
PURBA BARDHAMAN  
Enrl. No.-WB-750/1982