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01/10/2023

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पश्चिम बंगाल WEST BENGAL

AK 525709

Q. No. 1506-8002574149/2023

DEVELOPMENT POWER OF ATTORNEY

made on 11th Day of October 2023

KNOWN ALL MEN OF THESE PRESENTS WE,

ART UNION PRINTING WORKS PRIVATE LIMITED (PAN : AACCA1087G), a private limited company within the

meaning of the Companies Act, 1956 having our registered office at 165, Sri Aurobinda Sarani, P.S. - Burtola, P.S. Beadon Street, Kolkata - 700006

Certified that the document is correct
to registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document

Additional District Sub-Registrar
Chandpur, Dist. Dumra, 24/10/2023

1 OCT 2023

represented by
XPR9938H)(Aadha
of Late Ajit Kumar
Street, Kol
ACYPR

2203
Rifwin Das
133/AC, Rindiley Sinner St
Ker B

এ. ডি. এস. আর. অফিস, কথরাহাট
মজিৎ ২৪ পরগণা

ভেদার : আসাদুর রহমান

তার : ০৯ OCT 2023

০৯ OCT 2023

১১/১০/২৩

BLUECHIP NIRMAL PVT. LTD.

Director

N.C.P.
6944

N.C.P.
6945

Aravind Kumar

N.C.P.
6946

Asim Kumar

N.C.P.
6947

Sankar Rik
28/1 Naskar Para Lane,
Hemrah-71102



addl. District Sub-Registrar
Cossipore, Dum Dum

11 OCT 2023

being represented by our Directors **MR. SUJIT KUMAR RAY** (PAN : **ACXPR9938H**)(Aadhaar No.8099 0354 6962)(Mobile No.8017252895) son of Late Ajit Kumar Roy, residing at 165, Sri Aurobinda Sarani, P.S. Burtola, P.S. Beadon Street, Kolkata -700006, **MR. SWARUP KUMAR RAY** (PAN : **ACYPR7676P**)(Aadhaar No.4218 4975 4038) (Mobile No.9830969361), son of Late Ajit Kumar Roy, residing at 165, Sri Aurobinda Sarani, P.S. Burtola, P.S. Beadon Street, Kolkata -700006 and **MR. ASOK KUMAR RAY** (PAN : **AWSPR9637A**)(Aadhaar No.8486 9382 2811) (Mobile No.9433094482), son of Late Amiya Kumar Ray residing at 356/35, S. K. B. Sarani, South Dum Dum (M), P.O Ghugudanga, P.S. Dum Dum, Kolkata - 700 030, duly authorized vide Board Resolution dated 07.10.2023 unanimously taken at the meeting of the Board of Directors of our company and hereinafter referred to as the "**LAND OWNERS / PRINCIPALS / GRANTORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include our other directors, shareholders, officers, employees, their respective successor and/or successors in office/interest and assigns) of the **ONE PART**

SEND GREETINGS:

WHEREAS

- I. That one Bepin Behari Bag of Garui, P.S. Dum Dum was the Makarari-Mourashi tenant in respect of one (1) acre of land at Mouza Garui, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum under the landlords, Srees Jitendra Nath Bose, Surendra Nath Bose and Nripendra Nath Bose of Cossipore and was sufficiently seized and possessed of the same and was paying rent in respect of the said land to the said landlords.
- II. That the said Bepin Behari Bag a Dayabhaga Hindu died intestate in the year 1915 leaving him surviving two sons, Akshay Kumar Bag and Nemai Charan Bag on whom the property devolved and they being in possession and enjoyment of the said property paid the annual rent thereof to the said landlords and became the recorded tenants under them in Makarari-Mourashi right and used to get Dakhilas in their names from the said landlords.
- III. That the said Akshay Kumar Bag, a Dayabhaga Hindu died intestate in the year 1930 leaving him surviving his wife one Ashima Bala Bag without any issue as his sole heiress and legal representative.



[Handwritten signature]

Adl. District Sub-Registrar
Cossipore, Dum Dum

11 OCT 2023

- IV. That the said Ashima Bala Bag and the said Nemai Charan Bag having been in khas possession of the said land paid the annual rent thereof to the said landlords upto 1361 B.S.
- V. That the said Nemai Charan Bag and the said Ashima Bala Bag have been recorded as Raiyat Makarari in Revenue Survey held in the year 1931 and as Raiyat Dakhali Sattya in R.S. held in the year 1954 and each of them has been recorded therein as having eight annas share in the undivided one acre of land at Mouza Garui, Police Station Dum Dum, Sub-Registration Office Cossipore, Dum Dum being in Dag Nos. 416, 417 recorded in Khatian no. 51 of Mouza Garui comprised in J.L. no. 16, R.S. no. 21 appertaining to Touzi nos. 164, 63 of the Alipore Collectorate, 24-Parganas, P.S. Dum Dum Sub-Registration Office Cossipore, Dum Dum in the District of 24-Parganas at an annual rent whereof is Rs. 6.26 paise payable to the State Government, West Bengal through the Collector, 24-Parganas since the West Bengal Estates Acquisition Act came into force.
- VI. That by virtue of the enactment of the Hindu Succession Act, 1956 the said Sm. Ashima Bala Bag became the absolute owner of the half share of the land as originally owned by her husband Akshay Kumar Bag. As aforesaid the other half share of the said land belong to Nemai Charan Bag.
- VII. Thus the said Nemai Charan Bag and the said Ashima Bala Bag became the joint owners of the land as aforesaid, both inheriting the same from their respective predecessors-in-interest.
- VIII. That the said owners thereafter entered into a registered agreement dated the 24th day of May, 1965 with the present owner/grantor/principal herein Art Union Printing Works Private Limited to sell the said plot of land together with a passage of 23 feet wide from the road to the land in the South East to North West Direction for ingress and egress to and from the said plot of land more fully and particularly described in the schedule thereunder written free from all encumbrances and lispendenses and attachments and easements at a price of Rs. 45,000/- (Rupees forty five thousand) only out of which a sum of Rs. 5,001/- (Rupees five thousand and one) only were paid on the 24th day of May, 1965 by the present owner/grantor/principal herein to the erstwhile owner as earnest money / part payment of the purchase money.

That the said agreement provided, inter alia that the Land owners would execute and register the necessary conveyance in favour of the present owner/grantor/principal herein on receipt of the balance of the purchase money of Rs. 39,999/- (Rupees thirty nine thousand nine hundred ninety nine) only and deliver vacant possession of the said property (land) together with the passage of 23 feet wide carved out of their own land in Dag no. 425 at Mouza Garui, P.S. Dum Dum to the present owner/grantor/principal herein at the time of execution of these presents.

- X. Thereafter, by a Registered Deed of Conveyance/Indenture dated 22nd September, 1965 and registered with the Sub-Registrar, Cossipore, South 24 Parganas and recorded in Book No. I, Volume No. 114, pages 113 to 120, being No. 8190 for the year 1965, the said owners Nemai Charan Bag and Ashima Bala Bag sold and transferred the said Land in favour one Art Union Printing Works Private Limited being the present owner/grantor/principal herein.
- XI. The present owner/grantor/principal herein has already mutated of their names in the records of South Dum Dum Municipality and paying relevant rates and taxes to the said municipality.
- XII. The name of the present owner/grantor/principal herein has also been recorded as the owner of the said land in the concerned records of the B.L. & L.R. O. Barrackpore-II, Panihati Sodepur.
- XIII. That the present owner/grantor/principal herein is in actual physical possession of the said Property/said Premises exercising all acts and administration of the estates and although the present owner/ grantor/ principal herein is desirous of developing the said Property/said Premises by constructing a several storied building upon the above said land in accordance with the building plan to be sanctioned by South Dum Dum Municipality but they could not do so due to paucity of funds and lack of experience or technical knowhow to do so.
- XIV. That in such eventuality, the present owner/grantor/principal herein has been looking for a competent person/company, who can take upon himself the entire responsibility of developing the said property through an appropriate development program for fruitful utilization of the said property for economic gains and preservation of its value as immoveable property and one M/S.BLUECHIP NIRMAN PVT. LTD. (PAN : AALCB1438K), a private limited company incorporated under the companies Act, 1956 and having its registered office at 6, Raja Naba Krishna Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata -

700 005 represented by its Director Mr. Ritwik Das son of Mr. Rathin Das, residing at 133/1C, Ramdulal Sarkar Street, P.O. Beadon Street, Police Station- Burtola, Kolkata - 700006, has come forward to initiate a Development Program in respect of the said properties, subject to the terms and conditions hereinafter appearing.

- XV. That the present owner/grantor/principal herein are possessing enjoying the said property as lawful absolute owners thereof without any interruption by anybody and more importantly free from all encumbrances and having the right to sell, convey and transfer the right, title interest of the property by appointing such attorney to do that act in their name and on their behalf.
- XVI. That the schedule mentioned property is not situated within the Notified Area, Cantonment Area leasehold property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/Government Authority for transferring the land/flat in question no violation of section 22/A of Indian Registration Act, 1908 and if restriction prevails, in that event principal will be held responsible for that.
- XVII. That the present owner/grantor/principal herein has become preoccupied with their own profession and therefore have decided to appoint and/or nominate the director of the aforesaid developer company, Sri Ritwik Das as lawful attorney in respect of the said property on their behalf for beneficial use and utilization of the said premises by demolishing the existing structure standing thereon and by constructing a multistoried building thereon so as to develop the said property.
- XVIII. That in pursuance of their desire for beneficial use and utilization of the said premises, the present owner/grantor/principal herein **has already entered into a Registered Development Agreement dated 14th December, 2022 registered in the office of Additional District Sub-Registrar, Cossipore, DumDum, District North 24-Parganas and recorded in Book No. I, Volume No.1506-2022, Page from 547725 to 547778 being Deed No.150616217 for the year 2022** with the said developer company, namely, **BLUECHIP NIRMAN PVT. LTD.** and by the said Registered Development Agreement, the said Developer has been empowered and authorized to enter into possession of the said premises for the purpose of carrying out demolition, construction of building or buildings comprising of self contained flats, apartments, commercial areas, common areas and car parking spaces after applying for and obtaining sanction of the necessary building plan from the concerned authorities in our name and on our behalf to implement such scheme of development.

- X. That in terms of the said scheme of development it is agreed and has become necessary for the present owner/grantor/principal herein to appoint the director of the aforesaid developer company, Sri Ritwik Das as our constituted attorney to do execute and perform all necessary acts, deeds, matters and things envisaged under the said agreement for development to be performed and observed in our name and on our behalf concerning the said premises intended to be developed.
- XX. That accordingly we have agreed to appoint Sri Ritwik Das as our true and lawful attorney in our name and on our behalf concerning the said premises intended to be developed and to do the following acts, deeds and things in respect of the said property.

NOW KNOW YE WE, ART UNION PRINTING WORKS PRIVATE LIMITED (PAN : AACCA1087G), a private limited company within the meaning of the Companies Act, 1956 having our registered office at 165, Sri Aurobinda Sarani, P.S. Burtola, P.S. Beadon Street, Kolkata -700006 being represented by our Directors Mr. Sujit Kumar Ray (PAN : ACXPR9938H)(Aadhaar No.8099 0354 6962)(Mobile No.8017252895) son of Late Ajit Kumar Roy, residing at 165, Sri Aurobinda Sarani, P.S. Burtola, P.S. Beadon Street, Kolkata -700006, Mr. Swarup Kumar Ray (PAN : ACYPR7676P)(Aadhaar No.4218 4975 4038) (Mobile No.9830969361), son of Late Ajit Kumar Roy, residing at 165, Sri Aurobinda Sarani, P.S. Burtola, P.S. Beadon Street, Kolkata -700006 and Mr. Asok Kumar Ray (PAN : AWSPR9637A)(Aadhaar No.8486 9382 2811) (Mobile No.9433094482), son of Late Amiya Kumar Ray residing at 356/35, S. K. B. Sarani, South Dum Dum (M), P.O Ghugudanga, P.S. Dum Dum, Kolkata - 700 030, duly authorized vide Board Resolution dated 07.10.2023 unanimously taken at the meeting of the Board of Directors of our company being the sole absolute owner of the said premises do hereby nominate, constitute, and appoint **RITWIK DAS** (PAN NO.AGXPD2336D) (Aadhaar No.3550 5548 4923) (Mobile No.9830956342) son of Sri Rathin Das of 133/1C, Ramdulal Sarkar Street, P.S. - Burtola, P.O. Beadon Street, Kolkata - 700 006 carrying on business under the name and style of M/S. BLUECHIP NIRMAN PVT. LTD. (PAN : AALCB1438K), a private limited company incorporated under the companies Act, 1956 and having its registered office at 6, Raja Naba Krishna

Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005 as our true and lawful attorney to do, execute and perform the following acts, deeds and things on our behalf that is to say:

1. To look after, take care and manage of affairs relating to construction and development of his property i.e., ALL THAT one (1) acre land lying and situated at Mouja Garui, P.S. Dum Dum, Sub-Registration office Cossipore Dum Dum, J.L. no. 16, C.S. Dag nos. 416 and 417, R.S. Dag no. 425, 416 and 417 and L.R. Dag nos. 725, 726, 732, 733, 735, 736, 737, 738, 739, 741 and 740, corresponding to L.R. Khatian no. 3829, R. S. no. 21 appertaining to Touji nos. 164, 63, bearing Holding no. 57, Panchanan Sarkar Road, Mouja Garui, P.S. Dum Dum, within Ward no. 4 of South Dum Dum Municipality, Kolkata - 700065 along with a passage of 23 ft. wide curved out of land in Dag no. 425 alongwith structures standing approx 2500 sq.ft. pucca structure and 1500 sq.ft. kancha structure thereon TOGETHER WITH all other residuary right, title and interest appertaining thereto (for the sake of brevity hereinafter called and referred to as the 'SAID PROPERTY' and more fully described in the Schedule hereunder written) and for the said purpose and for all other purposes to keep the same under his control.
2. To supervise, manage and conduct all sorts of administration in respect of construction and development of the said property and to handle all sorts of official matters, letters and correspondences arising in course of or in relation to matter concerning construction and development of the same.
3. To demolish the entire existing structure standing upon the said property, in a phase-wise manner as per the terms and conditions morefully described in the registered Development Agreement as aforesaid.
4. To apply and obtain sanctioned building plan from South Dum Dum Municipality (SDDM) for construction of the proposed newly built property.

5. To construct Multistoried building over and upon the said land morefully and clearly mentioned in the Schedule hereinafter written as per the sanctioned building plan from South Dum Dum Municipality (SDDM).
6. To apply for and obtain all consents, approvals, sanctions and/or permissions as may be necessary and/or required for undertaking development of the said Property.
7. To apply before CESC and other relevant authorities and to install all electricity lines, cables, meters, gas connections, water connections, and surface and foul water drainage to the Properties and shall ensure that the same connects directly to the mains.
8. To serve such notice/notices and enter into such agreement/agreements with statutory undertakers or other companies as may be necessary to install the services.
9. To give all necessary or usual notices under any statute affecting the demolition and clearance of the Property and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said Property and pay all costs, fees and outgoings incidental to or consequential on, any such notice and indemnify and keep indemnified the present owner/grantor/principal herein from and against all costs, charges, claims, actions, suits and proceedings.
10. To comply and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.

11. To comply or procure compliance with, all statutes and any enforceable codes of practice of the Municipal Corporation and/or Municipality or other authorities affecting the Property or the development.
12. To take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts, deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Property.
13. To incur all costs, charges and expenses for the purpose of constructing, erecting and completing the said new building and/or buildings in accordance with the Plan to be sanctioned by the authorities concerned.
14. To make proper provision for security of the said Property during the course of development.
15. To deposit all fees money before any authority concerned in our name and on our behalf and to sign for obtaining sanction plans etc. from the SDDM and to receive the sanction building plan on our behalf from the said authority for construction of the newly built building and also for selling out undivided share of land together with structure with respect to the developer's allocation/share in the said property and to receive from the intending purchaser or purchasers the earnest money, consideration money and to grant valid receipt thereof to fix possession thereof.
16. To sign, execute and present for registration all deeds of conveyance /conveyances or agreement /agreements or declaration/ declarations with respect to the developer's allocation/share for selling in favour of the intending purchaser/purchasers by presenting the same before any registration office/offices according to agreement between the parties hereto in respect of the said property.

17. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerages, gas and/or power to the said property before all the competent authorities and offices and to sign all such application forms and documents as shall be required for the said purpose.
18. To take all legal action/steps with respect to the developer's allocation/share, if any intending Purchaser fails to perform his/her obligation and/or anybody and to sue against any person or authority in connection with the said property.
19. To appoint any advocate or advocates with respect to the developer's allocation/share.
20. To appear before any authority or offices of the Government both State and Central Government including SDDM, Land Acquisition Office or any other Offices in connection with the aforesaid property to do all necessary acts, deeds or things therein which the principal may be interested or concerned in any manner whatsoever.
21. To take all steps to protect the interest of the principal in respect of the aforesaid property, which the constituted attorney shall think best, fit and proper.
22. To pay revenue or taxes in respect of the aforesaid property and to receive receipt in the name of the present owner/grantor/principal herein as their Constituted Attorney.
23. To appear and represent the present owner/grantor/principal herein before any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar of Assurances, Addl. Registrar, Addl. District Registrar, Metropolitan Magistrate having jurisdiction and to present for registration any documents like sale deed, lease deed, gift deed and/or any other deed/document with respect to the developer's allocation/share and to

acknowledge papers statement, declarations as may be necessary and/or required from time to time.

24. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any matters as the said Attorney shall think fit to compromise, refer to arbitration, abandon or become non-situated in any such action or proceeding as aforesaid with respect to the developer's allocation/share.
25. To execute and/or accept any kinds of Deed and/or agreement in respect of the said PROPERTY morefully and clearly mentioned in the Schedule hereinafter written as the said Attorney in his absolute discretion may desire or deem fit and to lodge the same for registration with the Registrar of Assurances, Addl. Registrar/Sub-Registrar, District Registrar, Addl. Dist. Sub-Registrar / District Sub Registrar as the said Attorney may desire or deem fit and proper in respect of developer's share.
26. To execute any Affidavit or declaration confirming the marketable title of the present owner/grantor/principal herein in respect of the said PROPERTY morefully and clearly mentioned in the Schedule hereinafter written or any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Addl. Registrar/ Sub-Registrar, Addl. Dist. Sub-Registrar or District Sub Registrar and to admit the execution thereof as the said Attorney may desire or deem fit and proper.
27. The present owner/grantor/principal herein does hereby agree to ratify and confirm all or whatsoever act or acts which his said attorney shall lawfully do, execute or perform or cause to be done, execute or performed in connection of the said property.

**THE SCHEDULE ABOVE REFERRED TO
(THE SUBJECT PREMISES FOR DEVELOPMENT
AND THIS POWER OF ATTORNEY)**

ALL THAT one (1) acre land lying and situated at Mouja Garui, P.S. Dum Dum, Sub-Registration office Cossipore Dum Dum, J.L. no. 16, C.S. Dag nos. 416 and 417, R.S. Dag no. 425, 416 and 417 and L.R. Dag nos. 725, 726, 732, 733, 735, 736, 737, 738, 739, 741 and 740, corresponding to L.R. Khatian no. 3829, R. S. no. 21 appertaining to Touji nos. 164, 63, bearing Holding no. 57, Panchanan Sarkar Road, Mouja Garui, P.S. Dum Dum, within Ward no. 4 of South Dum Dum Municipality, Kolkata - 700065 along with a passage of 23 ft. wide curved out of land in Dag no. 425 alongwith structures standing approx 2500 sq.ft. pucca structure and 1500 sq.ft. kancha structure thereon TOGETHER WITH all other residuary right, title and interest appertaining thereto. The said Plot is bounded as follows:

On the North	By Matkal Mouja no. 15
On the East	By Dag no. 424 and the remaining portion of Dag no. 425 wherefrom a passage of 23 ft. wide has been curved out
On the South	By Dag nos. 410, 411, 414 and 415
On the West	By Matkal Mouja no. 15

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed
their respective hands and seals the day month and year first above written
SIGNED AND DELIVERED BY
THE OWNER/PRINCIPAL/GRANTOR
at Kolkata in the presence of

WITNESSES:

1.

[Signature]
6/10 R.N. Road
AEC - 05

**ART UNION PRINTING
WORKS PRIVATE LIMITED**

Through their Director,

ART UNION PRINTING WORKS (P) LTD.

[Signature]
Director
Mr. Sujit Kumar Ray

ART UNION PRINTING WORKS (P) LTD.

[Signature]
Director
Mr. Swarup Kumar Ray

ART UNION PRINTING WORKS (P) LTD.

[Signature]
Director
Mr. Asok Kumar Ray

[Signature]
348, Jessore Road
161-55

2.

ACCEPTED BY ME

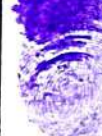
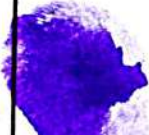
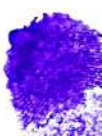
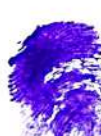
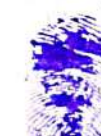
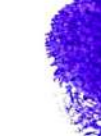
[Signature]
11/10/23
SRI RITWIK DAS

Drafted and Prepared in my Office

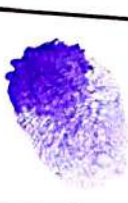
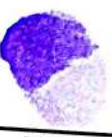
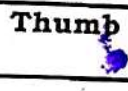
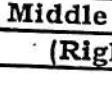
[Signature]

SUMANTA BISWAS, ADVOCATE
HIGH COURT AT CALCUTTA
10, OLD POST OFFICE STREET
4TH FLOOR, ROOM NO. 107/4
KOLKATA-700001
REGISTRATION NO. F/1490/1486/2000

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
7200						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
6000						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
dramp munday						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Arun Kumar Roy						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
Little	Ring	Middle	Fore	Thumb		
(Left Hand)						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15068002574149/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Ritik Das 133/1C Ramdulal Sarkar Street, Ramdulal Sarkar Street, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006	Represent ative of Attorney [Bluechip Nirman Private Limited]			 11/10/23
2	Sujit Kumar Ray 165 Sri Aurobinda Sarani, Sri Arobindo Sarani, City:- , P.O:- Beadon Street, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700005	Represent ative of Principal [Art Union Printing Works Pvt Ltd]			 11/10/23
3	Swarup Kumar Ray 165 Sri Aurobinda Sarani, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006	Represent ative of Principal [Art Union Printing Works Pvt Ltd]			 11/10/2023

Signature of the Person(s) admitting the Execution at Private Residence.

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Asok Kumar Ray 356/35 S K B Sarani, City:- , P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030	Represent ative of Principal [Art Union Printing Works Pvt Ltd]			<i>Asok Kumar Ray</i> 11.10.23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sankar Rit Son of Late Haradhan Rit 28/1 Naskar Para Lane, City:- , P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN:- 711102	Mr Ritik Das, Sujit Kumar Ray, Swarup Kumar Ray, Asok Kumar Ray			<i>Sankar Rit</i> 11.10.2023

(Kastava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Addl. District Sub-Registrar
Cossipore, Dum Dum

Major Information of the Deed

Deed No :	I-1506-11614/2023	Date of Registration	11/10/2023
Query No / Year	1506-8002574149/2023	Office where deed is registered	
Query Date	09/10/2023 4:28:34 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANKAR RIT Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711102, Mobile No. : 9330699939, Status :Others		
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. 6,68,92,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150616217/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Panchanan Sarkar Road, Mouza: Gorui, Premises No: 57, , Ward No: 004 Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-725 (RS :-)	LR-3829	Bastu	Bastu	0.92 Acre		5,96,16,000/-	Width of Approach Road: 25 Ft.,
L2	LR-726 (RS :-)	LR-3829	Bastu	Bastu	0.08 Acre		51,84,000/-	Width of Approach Road: 25 Ft.,
		TOTAL :			100Dec	0 /-	648,00,000 /-	
	Grand Total :				100Dec	0 /-	648,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2500 Sq Ft.	0/-	16,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2	1500 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	4000 sq ft	0 /-	20,92,500 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Art Union Printing Works Pvt Ltd 165 Sri Aurobinda Sarani, Sri Arobindo Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: aaxxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Bluechip Nirman Private Limited 6 Raja Naba Krishna Street, Raja Naba Krishna St., City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 , PAN No.:: aaxxxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ritik Das (Presentant) Son of Mr Rathin Das 133/1C Ramdulal Sarkar Street, Ramdulal Sarkar Street, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6D, Aadhaar No: 35xxxxxxxx4923 Status : Representative, Representative of : Bluechip Nirman Private Limited (as DIRECTOR)
2	Sujit Kumar Ray Son of Late Ajit Kumar Roy 165 Sri Aurobinda Sarani, Sri Arobindo Sarani, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8H, Aadhaar No: 80xxxxxxxx6962 Status : Representative, Representative of : Art Union Printing Works Pvt Ltd (as DIRECTOR)
3	Swarup Kumar Ray Son of Late Ajit Kumar Roy 165 Sri Aurobinda Sarani, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx6P, Aadhaar No: 42xxxxxxxx4038 Status : Representative, Representative of : Art Union Printing Works Pvt Ltd (as Director)
4	Asok Kumar Ray Son of Late Amiya Kumar Ray 356/35 S K B Sarani, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx7A, Aadhaar No: 84xxxxxxxx2811 Status : Representative, Representative of : Art Union Printing Works Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Sankar Rit Son of Late Haradhan Rit 28/1 Naskar Para Lane, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102			
Identifier Of Mr Ritik Das, Sujit Kumar Ray, Swarup Kumar Ray, Asok Kumar Ray			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Art Union Printing Works Pvt Ltd	Bluechip Nirman Private Limited-92 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Art Union Printing Works Pvt Ltd	Bluechip Nirman Private Limited-8 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Art Union Printing Works Pvt Ltd	Bluechip Nirman Private Limited-2500.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Art Union Printing Works Pvt Ltd	Bluechip Nirman Private Limited-1500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Panchanan Sarkar Road, Mouza: Gorui, Premises No: 57, , Ward No: 004 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 725, LR Khatian No:- 3829	Owner:আর্ট ইউনিয়ন প্রিন্টিং ওয়ার্কস প্রাঃ লিঃ , Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:বান্ধ, Area:0.92000000 Acre,	Art Union Printing Works Pvt Ltd
L2	LR Plot No:- 726, LR Khatian No:- 3829	Owner:আর্ট ইউনিয়ন প্রিন্টিং ওয়ার্কস প্রাঃ লিঃ , Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:গড়লায়েকপতিত, Area:0.04000000 Acre,	Art Union Printing Works Pvt Ltd

On 09-10-2023

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 6,68,92,500/-

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 11-10-2023

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 12:20 hrs on 11-10-2023, at the Private residence by Mr Ritik Das ,.

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

Execution is admitted on 11-10-2023 by Mr Ritik Das, DIRECTOR, Bluechip Nirman Private Limited, 6 Raja Naba Krishna Street, Raja Naba Krishna St., City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005

Indetified by Sankar Rit, , , Son of Late Haradhan Rit, 28/1 Naskar Para Lane, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Others

Execution is admitted on 11-10-2023 by Sujit Kumar Ray, DIRECTOR, Art Union Printing Works Pvt Ltd, 165 Sri Aurobinda Sarani, Sri Arobindo Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Sankar Rit, , , Son of Late Haradhan Rit, 28/1 Naskar Para Lane, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Others

Execution is admitted on 11-10-2023 by Swarup Kumar Ray, Director, Art Union Printing Works Pvt Ltd, 165 Sri Aurobinda Sarani, Sri Arobindo Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Sankar Rit, , , Son of Late Haradhan Rit, 28/1 Naskar Para Lane, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Others

Execution is admitted on 11-10-2023 by Asok Kumar Ray, Director, Art Union Printing Works Pvt Ltd, 165 Sri Aurobinda Sarani, Sri Arobindo Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Sankar Rit, , , Son of Late Haradhan Rit, 28/1 Naskar Para Lane, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2206, Amount: Rs.100.00/-, Date of Purchase: 09/10/2023, Vendor name: A Rahaman

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Registered In Book - I
Volume number 1506-2023, Page from 337951 to 337974
being No 150611614 for the year 2023.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2023.11.02 15:11:18 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 02/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.