

SL No-0101000042/2026

J- 0101-00094/26



पश्चिम बंगाल WEST BENGAL

7/1

AT 574192

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

Certified that the document is admissible to registration. The signature sheet and the endorsement sheets attached with document are the part of this Document.

District Sub-Registrar
Bankura

05 JAN 2026

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 05th Day of JANUARY, 2026 (Two Thousand Twenty Six).

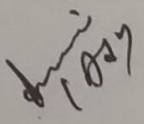
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1) **MR. RAJIB CHATTERJEE**, Son of Late Santu Chatterjee, residing at 2nd Floor, Flat B-3, H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin – 700074. 2) **MR. PRADIP CHATTERJEE**, Son of Late Santu Chatterjee, residing at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101. Both are by Faith Hindu, by Nationality Indian, by occupation Business, hereinafter referred to as the **LAND OWNERS** (Which expression shall unless otherwise excluded by or repugnant to the contest shall mean and include their legal heirs, executer, administrator, legal representative, successors, and assigns) of the **FIRST PART**.

WHEREAS the land as has been mentioned in the schedule below has already been recorded in their own name in the separate L.R. Khatian under the provisions of the West Bengal Land & Land Reforms Act, 1955, having his right, title, interest and peaceful possession therein.

AND WHEREAS the land as has been mentioned in details in the schedule below was originally belong to Ajita Das Modak, W/O Late Sastiram Das Modak resident of College Road, Pratap Bagan, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101 said Ajita Das Modak after her death Kabita Laha being her successors daughters having succeeded the proportionate 1/6th share transferred in favour the land owner by virtue of a registered title Deed of Sale, vide No. 010101351/2023 registered office of D.S.R. Bankura.

 **AND WHEREAS** as per above noted facts and circumstances **MR. RAJIB CHATTERJEE & PRADIP CHATTERJEE** have been possessing his land as per their proportionate share therein having his exclusive right, title, interest and possession therein whatsoever.

AND WHEREAS we have entered into a Development Agreement with **UJAS CONSTRUCTION PRIVATE LIMITED (PAN – AADCU2992F) CIN U41001WB2023ETC261068** a Proprietorship Firm having its Director 1) **MR. RAJIB CHATTERJEE**, son of Late Santu Chatterjee, residing at 2nd Floor, Flat B-3, H-945,

Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin – 700074. 2) MRS. CHANDANA CHATTERJEE, Wife of Late Santu Chatterjee, residing at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101 and the same has been duly registered before the D.S.R. Bankura vide **Deed No. 010106830/2023 for the year 2023.**

AND WHEREAS we do hereby nominate, constitute and appoint UJAS CONSTRUCTION PRIVATE LIMITED represented by its Director 1) MR. RAJIB CHATTERJEE, son of Late Santu Chatterjee, residing at 2nd Floor, Flat B-3, H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin – 700074. 2) MRS. CHANDANA CHATTERJEE, Wife of Late Santu Chatterjee, residing at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101 as our lawful attorney to do and perform they following acts, deeds and things on my behalf in connection with my landed property (details of which has given in the schedule below.

- 1) To apply and received sanctioned plan from Bankura Municipality.
- 2) To manage and supervise the construction of Multi storied building to be raised on our landed property (details of which has been given in the schedule below). That will be constructed at the cost of the Developer i.e.

UJAS CONSTRUCTION PRIVATE LIMITED.

- 3) To represent us before the D.S.R. Bankura or A.D.S.R. Bankura to present the agreement for sale/sale deeds of the respective flats Apartments to be constructed on our landed property (details of which has given in the schedule below) excluding the owners allocation as described in second schedule in **Development Agreement Deed No. 010106830/2023 dated 01/12/2023 for registration at District Sub Registrar Bankura Office.**
- 4) To make sign and verify all applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of our schedule mentioned properties.
- 5) If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign declare and file all pleadings,

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affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.

- 6) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned.
- 7) Appear before any office or authority of the Govt. or Bankura Municipality or any other competent authority or Labour Dept. or Land Revenue office or Income Tax or any other act to represent the matters regarding the proposed development & construction.
- 8) By the virtue of this power my attorney will not acquire any right, title of interest over my schedule mentioned property.

And we do hereby agree to ratify' all acts and things lawfully done by the said attorney by exercising power is given to him. This Power of Attorney is revocable after handing over the flats to the respective buyers.

SCHEDULE

All that piece and parcel of "**BASTU**" vacant Land measuring an area of 0.02 acres comprising L.R. Khatian No. 19047 & 19040 R.S Plot No. 483/6836 L.R. Plot No. 594 admeasuring an area of 0.02 Acre or 02 Decimal within District, P.S.- Bankura, Mouza Bankura, J.L. No. 211, at Ward No. 10 under Bankura Municipality, attached Pratap Bagan Road.

BUTTED AND BOUNDED AS UNDER

On the North :- House of Patul Sengupta .

On the South :- Plot of 594 (L.R.)

On the East :- House of Sourav Dutta

On the West :- 13 feet wide Municipality Dhalai Road.

SPECIMEN FORM FOR TEN FINGERPRINTS



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

SELLER

Signature... *Ravi Chatterjee*



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

SELLER/ BUYER

Signature... *Ravi Chatterjee*



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

SELLER/ BUYER

UJAS CONSTRUCTION PRIVATE LIMITED

Signature... *Ravi Chatterjee*

DIRECTOR



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

SELLER/ BUYER

UJAS CONSTRUCTION PRIVATE LIMITED

Signature... *Chandana Chatterjee*

DIRECTOR

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IN WITNESS WHEREOF, the parties hereto have set their respective hands on these presents on the date, month and year hereinabove first mentioned in the presence of the following witnesses.

WITNESS

1. Prasenjit Das
c/o Lt. Biswanath Das
Add: Rampur, Bankura.
PO + PS + Dist → Bankura.

2) Gourish Das
S/o - Bacheh Das
Rampur H 20th Ave
Bankura

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Drafted by
Abhishek Chaudhuri
ABHISHEK CHAUDHURI
Advocate
Judge Court, Bankura
Enrol. No. F. 423 / 652 / 2017

:: Typed by ::

Koushik Banerjee
Koushik Banerjee
(BANKURA COURT
COMPOUND)

Rishi Chatterjee

Prasen Chatterjee

Signature of the Executants

UJAS CONSTRUCTION PRIVATE LIMITED

Rishi Chatterjee

DIRECTOR

UJAS CONSTRUCTION PRIVATE LIMITED

chandana chatterjee

DIRECTOR

Signature of the Attorney

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260417507648

GRN Details

GRN:	192025260417507648	Payment Mode:	SBI Epay
GRN Date:	05/01/2026 14:09:26	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7026328928756	BRN Date:	05/01/2026 14:09:41
Gateway Ref ID:	CHV7412353	Method:	State Bank of India NB
GRIPS Payment ID:	050120262041750763	Payment Init. Date:	05/01/2026 14:09:26
Payment Status:	Successful	Payment Ref. No:	8000027538/3/2026
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Rajib Chatterjee
Address:	Dum Dum, South 24-parganas, West Bengal,700074
Mobile:	7407915242
Period From (dd/mm/yyyy):	05/01/2026
Period To (dd/mm/yyyy):	05/01/2026
Payment Ref ID:	8000027538/3/2026
Dept Ref ID/DRN:	8000027538/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000027538/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	832
2	8000027538/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 1132

IN WORDS: ONE THOUSAND ONE HUNDRED THIRTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-0101-00044/2026	Date of Registration	05/01/2026
Query No / Year	0101-8000027538/2026	Office where deed is registered	
Query Date	05/01/2026 1:45:48 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Abhishek Chaudhuri Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 7407915242, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 8,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 832/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010106830/2023		

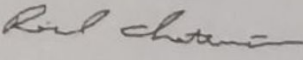
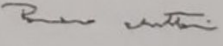
Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-594	LR-19047	Bastu	Bastu	1 Dec		4,20,000/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-594	LR-19040	Bastu	Bastu	1 Dec		4,20,000/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			2Dec	0 /-	8,40,000 /-	
	Grand Total :				2Dec	0 /-	8,40,000 /-	

Principal Details :

Name,Address,Photo,Finger print and Signature

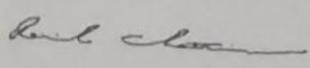
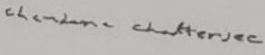
SI No	Name	Photo	Finger Print	Signature
1	Mr Rajib Chatterjee Son of Late Santu Chatterjee Executed by: Self, Date of Execution: 05/01/2026 , Admitted by: Self, Date of Admission: 05/01/2026 ,Place : Office	 05/01/2026	 LTI 05/01/2026	 05/01/2026
2nd Floor, Flat B- 3, H -945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, City:- Dum Dum, P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: afxxxxxx1h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/01/2026 , Admitted by: Self, Date of Admission: 05/01/2026 ,Place : Office				
2	Mr Pradip Chatterjee Son of Late Santu Chatterjee Executed by: Self, Date of Execution: 05/01/2026 , Admitted by: Self, Date of Admission: 05/01/2026 ,Place : Office	 05/01/2026	 LTI 05/01/2026	 05/01/2026
Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ajxxxxxx1f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/01/2026 , Admitted by: Self, Date of Admission: 05/01/2026 ,Place : Office				

Attorney Details :

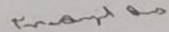
SI No	Name,Address,Photo,Finger print and Signature
1	UJAS CONSTRUCTION PRIVATE LIMITED Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: aaxxxxxx2f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Rajib Chatterjee (Presentant) Son of Late Santu Chatterjee Date of Execution - 05/01/2026, , Admitted by: Self, Date of Admission: 05/01/2026, Place of Admission of Execution: Office	 Jan 5 2026 4:02PM	 Captured LTI 05/01/2026	 05/01/2026
2nd Floor, Flat B-3, H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, City:- Dum Dum, P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No Not Provided Status : Representative, Representative of : UJAS CONSTRUCTION PRIVATE LIMITED (as Director)			
Name	Photo	Finger Print	Signature
Mrs Chandana Chatterjee Wife of Late Santu Chatterjee Date of Execution - 05/01/2026, , Admitted by: Self, Date of Admission: 05/01/2026, Place of Admission of Execution: Office	 Jan 5 2026 4:04PM	 Captured LTI 05/01/2026	 05/01/2026
Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No Not Provided Status : Representative, Representative of : UJAS CONSTRUCTION PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasenjit Das Son of Biswanath Das Rampur, City:- Bankura, P.O:- Bankura, P.S.-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101	 05/01/2026	 Captured 05/01/2026	 05/01/2026
Identifier Of Mr Rajib Chatterjee, Mr Pradip Chatterjee, Mr Rajib Chatterjee, Mrs Chandana Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajib Chatterjee	UJAS CONSTRUCTION PRIVATE LIMITED-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Chatterjee	UJAS CONSTRUCTION PRIVATE LIMITED-1 Dec

and Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 --
and no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 594, LR Khatian No:- 19047	Owner:রাজীব চাট্টাঙ্গী, Gurdian:সবু চাট্টাঙ্গী, Address:নিজ , Classification:বাড়, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 594, LR Khatian No:- 19040	Owner:প্রদীপ চাট্টাঙ্গী, Gurdian:সবু চাট্টাঙ্গী, Address:নিজ , Classification:বাড়, Area:0.01000000 Acre,	Owner Name not selected by applicant.

of Registration under section 60 and Rule 69.
ed in Book - I
number 0101-2026, Page from 1583 to 1597
No 010100044 for the year 2026.



Digitally signed by SUBHANKAR PAL
Date: 2026.01.05 18:18:21 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 05/01/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.