

Dilip Kr. Ray

SERIAL NO. 25

DATE 10-10-23

ADVOCATE

Residential Address :-

Dakbanglow Para, Near zilla Parishad Gate

P.O. Balurghat, Dist. Dakshin Dinajpur,

Phone : 03522-256314, Mob: 9434220383

NOTARY

Regd. No. 6/96

Balurghat, Dakshin Dinajpur,

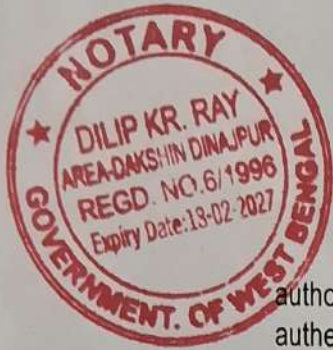
(Appointed by the Govt. of West Bengal)



NOTARIAL CERTIFICATE

(Persuant to section 8 of the Notaries Act, 1952)

AUTHENTICATED



TO ALL TO WHOM THESE PRESENTS shall come, I Dilip Kumar Ray, duly authorised by the Govt. of West Bengal to practice as a NOTARY do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked "A" its being executed, admitted and identified by the respective signatories as to the matters contained there in,

According to that this is certify, authenticate and attest the annexed instrument "A" is the original deed of

General Power of Attorney executed by 1) Ambar Bose Son of Late N. Kanta Bose

II) Smt. Lakshmi Das Dutta w/o Ambar Bose

III) Smt. Soma Dutta Wifed of Sri Sridipta Dutta

IV) Smt. Mansumi Ghosh Chowdhury Wifed of Abhijit Chowdhury

V) Smt. Sucharita Das w/o Arunangshu Mohanta

IN FAVOUR OF

1) Sri Abhijit Chowdhury Son of Late Pijush Kanti Chowdhury

2) Sri Arunangshu Mohanta

Under the name & Style WELFARE DEVELOPMENT

PRIMA FACIE the annexed instrument "A" appears to be usual procedure to serve and avail as needs or occasions shall or my require for the same. In faith and testimony whereof being required of a Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Balurghat on this the 10th day of October 2023 in the year of christ 2023.

DILIP KUMAR RAY
NOTARY PUBLIC

Regd. No. 6/96

10-10-23

Dilip Kr. Ray

NOTARY

Balurghat, Dakshin Dinajpur

AUTHENTICATED



SERIAL NO. 23 DATE- 10-10-23,

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹ 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AM 969129



- Dilip K. Ray*
- Lakshmi Das (Bose)*
- Soma Dutta*
- Mousumi Ghosh (Chatterjee)*
- Sucharita Das (Ghosh)*

AUTHENTICATED

GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made this the 10th day of October in the year 2023

Contd. P/2

Dilip K. Ray
DILIP KUMAR RAY
NOTARY PUBLIC
Regn. No. 406

10-10-23.



Arun Bose
Lakshmi Das (Soni)
Soma Dutta
Mousumi Ghosh (Choudhury)
Sucharita Das (Mohanta)

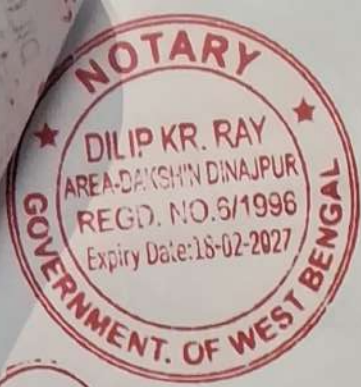
A

AUTHENTICATED

WHEREAS, WELFARE DEVELOPER, a Partnership Construction Firm, having its registered Office at North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur, represented by its Partners namely, (1) SRI AMBAR BOSE, Son of Late Nitikanta Bose, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur and (2) SMT. LAKSHMI DAS BOSE, Wife of Sri Ambar Bose, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur, and (3) SMT. SOMA DUTTA, Wife of Sri Sudipta Dutta, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Balurghat, Police Station : Balurghat, District : Dakshin Dinajpur, and (4) SMT. MOUSUMI GHOSH CHOUDHURY, Wife of Sri Abhijit Choudhury, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur, and (5) SMT. SUCHARITA DAS MOHANTA, Wife of Sri Arunangshu Mohanta, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur, do, hereby constitute and appoint (1) SRI. ABHIJIT CHOUDHURY Son of Late Pijush Kanti Choudhury, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur and (2) SRI ARUNANGSHU MOHANTA, Son of Late Harendra Nath Mohanta, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur, as our lawful attorney with all the powers as mentioned below :-

WHEREAS, We the aforesaid executants and the attorney jointly opened one Partnership firm in the name and style WELFARE DEVELOPER, a Partnership Construction Firm, having its registered Office at North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur with certain terms and conditions as laid down in the said Deed of Partnership being registered

D
DILIP KUMAR RAY
NOTARY PUBLIC
Regn. No. 4/96
10-10-23.



Ambar Bose
Lakshmi Das (Bose)

Soma Dutta
Husamichand Choudhury
Sudharani Choudhury

A

no. L82077, Dated - 23/11/20169 for the year of registered before the registering authority The Registrar & Firm West Bengal, Kolkata.

AND WHEREAS Sri Jogendra Nath Singh Son of Late Krishnadhan Singh was the lawful owner of **ALL THAT** piece and parcel of one demarcated and separated plot of bastu land measuring 29.4 Sataks more or less together with other properties in the portion of Sabek Dag No.1010/1172, under Sabek Khatian No.602 of Mouza : Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur and after his demise his two sons namely Amarendra Nath Singh and Sri Sourendra Nath Singh got the said properties by way of inheritance. That said Sri Amarendra Nath Singh and Sri Sourendra Nath Singh Both Sons of Late Jogendra Nath Singh being the lawful Owners of **ALL THAT** piece and parcel of one demarcated and separated plot of bastu land measuring 24.5 Sataks more or less in the portion of Sabek Dag No.1010/1172, under Sabek Khatian No.602 of Mouza : Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur, who all by the strength of one registered Deed of Conveyance Being No.2400 for the year 1972, registered in the Office of the District Sub-Registrar at Balurghat, West Dinajpur presently Dakshin Dinajpur transferred the said properties to one Kalipada Chakborty Son of Upendra Nath Chakraborty and handed over the peaceful possession of the said landed properties in favour of the said purchaser Kalipada Chakraborty. Similarly said owners namely Sri Amarendra Nath Singh and Sri Sourendra Nath Singh Both Sons of Late Jogendra Nath Singh being the lawful Owners of **ALL THAT** piece and parcel of one demarcated and separated plot of bastu land measuring 4.9 Sataks more or less in the portion of Sabek Dag No.1010/1172, under Sabek Khatian No.602 of Mouza : Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur, who all by the strength of one registered Deed of Conveyance Being No.6798 for the year 1972, registered in the Office of the District Sub-Registrar at Balurghat, West Dinajpur presently Dakshin Dinajpur transferred the said properties to one Kalipada Chakborty Son of Upendra Nath Chakraborty and handed over the peaceful possession of the said landed properties in favour of the said purchaser Kalipada Chakraborty.

AND WHEREAS said Kalipada Chakborty Son of Upendra Nath Chakraborty being the lawful Owners of **ALL THAT** piece and parcel of one demarcated and

D
DILIP KUMAR RAY

NOTARY PUBLIC

Regn. No. 496

10-10-23.



Hiran Bala Saha
Lakshmi Das (Wife)

Soma Dutta

Housurni Chatterjee (Chatterjee)
Suvarishi Das (Saha)

A

separated plot of bastu land measuring 29.40 Sataks more or less in the portion of Sabek Dag No.1010/1172, under Sabek Khatian No.602 of Mouza : Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur, which he had purchased by way of two separate registered sale deed as mentioned above and being lawful owner and possessor of the said landed properties said Kalipada Chakraborty by the strength of one registered Deed of Conveyance Being No.6406 for the year 1973, registered in the Office of the District Sub-Registrar at Balurghat, West Dinajpur presently Dakshin Dinajpur transferred the said properties to one Hiran Bala Saha Wife of Late Netai Pada Saha, and handed over the peaceful possession of the said landed properties in favour of the said purchaser Hiran Bala Saha.

AUTHENTICATED

AND WHEREAS said Hiran Bala Saha, Wife of Late Netai Pada Saha, being the lawful Owners of ALL THAT piece and parcel of one demarcated and separated plot of bastu land measuring 29.40 Sataks more or less in the portion of R.S. Sabek Dag No.1010/1172, under Sabek Khatian No.602 of Mouza : Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur, which she had purchased by way of registered sale deed as mentioned above and being lawful owner and possessor of the said landed properties said Hiran Bala Saha by the strength of one registered Deed of Conveyance Being No.567 for the year 2003, (which was executed on 12/06/2000 and registered on 25/02/2003) registered in the Office of the District Sub-Registrar at Balurghat, West Dinajpur presently Dakshin Dinajpur transferred the said properties to one Sunil Chandra Das Son of Sri Gangadhar Das and handed over the peaceful possession of the said landed properties in favour of the said purchaser Sunil Chandra Das. That subsequently the said Sabek Plot no. 1010/1172 has been converted into L.R. Plot no. 1236 and said Sunil Chandra Das duly and correctly got muted his name in the settlement record of rights in the L.R. Khatian No. 8877.

AND WHEREAS said Sunil Chandra Das Son of Late Gangadhar Das of Vill & P.O. Patiram, P.S. Balurghat, Dist. Dakshin Dinajpur during his peaceful possession and enjoyment shifted his residence at 11 A/1 A Mahendra Chatterjee Lane, P.O. & P.S. Topshia, Dist. North 24 Pargana, Kolkata-700046 duly executed on Registered Power of Attorney vide no. 559 for the year of 2021 registered at the

DILIP KUMAR RAY
NOTARY PUBLIC
Regn. No. 496
10-10-23.



Amit Kumar
Lakshmi Das (Bose)

Soma Dutta
Housurni Chatterjee
Sueharia Das (Bose)

A

office of the Additional Registrar of Assurance- III, Kolkata which was entered into the Book No. I, C.D. Volume No. 1903-2021, Page No. 34182-34203 in favour of his wife Smt. Sewli Das Wife of Sri Sunil Chandra Das of 11 A/1 A Mahendra Chatterjee Lane, P.O. & P.S. Topshia, Dist. North 24 Pargana, Kolkata-700046 in respect of the said land properties i.e. **ALL THAT** piece and parcel of one demarcated and separated plot of bastu land measuring 29.40 Sataks more or less in the portion of L.R. Dag No.1236, L.R. Khatian No. 8877, of Mouza : Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur, with all powers including the power to transfer the said landed properties.

AUTHENTICATED

AND WHEREAS said Sunil Chandra Das Son of Late Gangadhar Das of Vill & P.O. Patiram, P.S. Balurghat, Dist. Dakshin Dinajpur presently residing at at 11 A/1 A Mahendra Chatterjee Lane, P.O. & P.S. Topshia, Dist. North 24 Pargana, Kolkata-700046 through his Power of Attorney Holder namely Smt. Sewli Das through Registered Power of Attorney vide no. 559 for the year of 2021 registered at the office of the Additional Registrar of Assurance- III, Kolkata which was entered into the Book No. I, C.D. Volume No. 1903-2021, Page No. 34182-34203 transferred the properties i.e. **ALL THAT** piece and parcel of one demarcated and separated plot of bastu land measuring 21.25 Sataks more or less in the portion of Sabek Dag No. 1010/1172 and L.R. Dag No.1236, L.R. Khatian No. 8877, of Mouza : Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur, duly entered into agreement to sale of the said land by virtue of registered Deed of Agreement to sale bearing no. 925 for the year of 2021 registered at the office of the A.D.S.R.(Sadar), Balurghat, Dist. Dakshin Dinajpur which was entered into the Registered Book No. I, C.D. Volume No. 1702-2021, Page No. 16851 to 16877 with the present owners i.e. with the WELFARE DEVELOPERS and handed over the possession of the said vacant landed properties in favour of **WELFARE DEVELOPERS**.

AND WHEREAS later on said Sunil Chandra Das, Son of Late Gangadhar Das of Vill & P.O. Patiram, P.S. Balurghat, Dist. Dakshin Dinajpur presently residing at at 11 A/1 A Mahendra Chatterjee Lane, P.O. & P.S. Topshia, Dist. North 24 Pargana, Kolkata-700046 through his Power of Attorney Holder namely Smt. Sewli Das through Registered Power of Attorney vide no. 559 for the year of 2021

DILIP KUMAR RAY
NOTARY PUBLIC

Regn. No. 4/96
10-10-23.



Anbum Bora
Lakshmi Das (base)

Soma Dutta

Mou Sumitresh Chatterjee

Sucharita Das (for sale)

A

registered at the office of the Additional Registrar of Assurance- III, Kolkata which was entered into the Book No. I, C.D. Volume No. 1903-2021, Page No. 34182-34203 transferred the properties i.e. **ALL THAT** piece and parcel of one demarcated and separated plot of bastu land measuring 21.25 Sataks more or less in the portion of Sabek Dag No. 1010/1172 and L.R. Dag No. 1236, L.R. Khatian No. 8877, of Mouza : Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur, by virtue of registered sale deed bearing no. 2009 for the year of 2021 registered at the office of the A.D.S.R.(Sadar), Balurghat, Dist. Dakshin Dinajpur which was entered into the Registered Book No. I, C.D. Volume No. 1702-2021, Page No. 35567 to 35593 in favour of the present owners i.e. in favour of **WELFARE DEVELOPERS** and handed over the possession of the said vacant landed properties in favour of **WELFARE DEVELOPERS**.

AUTHENTICATED

AND WHEREAS later on said Sunil Chandra Das Son of Late Gangadhar Das of Vill & P.O. Patiram, P.S. Balurghat, Dist. Dakshin Dinajpur presently residing at 11 A/1 A Mahendra Chatterjee Lane, P.O. & P.S. Topshia, Dist. North 24 Pargana, Kolkata-700046 through his Power of Attorney Holder namely Smt. Sewli Das through Registered Power of Attorney vide no. 559 for the year of 2021 registered at the office of the Additional Registrar of Assurance- III, Kolkata which was entered into the Book No. I, C.D. Volume No. 1903-2021, Page No. 34182-34203 transferred the properties i.e. **ALL THAT** piece and parcel of one demarcated and separated plot of bastu land measuring 08 Sataks more or less in the portion of Sabek Dag No. 1010/1172 and L.R. Dag No. 1236, L.R. Khatian No. 8877, of Mouza : Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur, by virtue of registered sale deed bearing no. 2106 for the year of 2021 registered at the office of the A.D.S.R.(Sadar), Balurghat, Dist. Dakshin Dinajpur which was entered into the Registered Book No. I, C.D. Volume No. 1702-2021, Page No. 38081 to 38108 in favour of the present owners i.e. in favour of **WELFARE DEVELOPERS** and handed over the possession of the said vacant landed properties in favour of **WELFARE DEVELOPERS**.

AND WHEREAS the **WELFARE DEVELOPERS**, the Owner herein, got possession of the said bastu land measuring 29.25 Sataks more or less by the strength of the said registered Deed of Conveyances as mentioned above and

DILIP KUMAR RAY
NOTARY PUBLIC

Regd. No. 6/96

10-10-23



Anbum Bose
Lakshmi Das (Bose)

Soma Dutta

Mousumi Choudhury (Choudhury)

Suecharita Das (Choudhury)

A

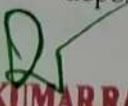
subsequently the name of the Present owner has been mutated and recorded in the Land Reforms Settlement, State of West Bengal in respect of the said bastu land measuring 29.25 Sataks more or less in L.R. Dag No.1236, under L.R. Khatian No. 9350 of Mouza Dakra, J.L. No. 105, Police Station : Balurghat, District : Dakshin Dinajpur, in the said L.R. Settlement and the Record of Rights had been published by the State of West Bengal in the name of the present owner who uses to pay the rents and/or khajnas before the Collector of Dakshin Dinajpur in respect of the said bastu land as the lawful sole Owner thereof.

AND WHEREAS the name of the said **WELFARE DEVELOPERS**, the Owner herein, had been mutated and recorded in the records of the Balurghat Municipality in respect of the said bastu land and after the said mutation, the said bastu land had been known, numbered and distinguished as being Municipal Holding No.2/1(22-23)/N, under Balurghat Municipal Ward No.03, in the records of the said Municipal Office in its name and the owner has been paying the Municipal taxes in the said Municipal Office in respect of the said bastu land with structure regularly as the lawful sole Owner thereof within the limits of the Balurghat Municipality, under Municipal Ward No.03, Police Station : Balurghat, District : Dakshin Dinajpur, as a lawful, sole and absolute Owner.

AND WHEREAS the Owner herein desired to for constructing of multistoried Building thereon in the said purchased and possessed and recorded properties which is under the exclusive possession of the present owner and the said properties has been described in the Schedule A of this indenture which is free from all encumbrances, charges, liens etc. and also having good marketable title of the Vendors owners to transfer the said property and/or any part thereof to anybody by the present owner after making construction of the said Multistoried Building thereon.

AND WHEREAS one Building Plan had been prepared by the Owner herein for the construction of one B+G+7 storied Building consisting of different type of Flats, Car Parking Space/s etc. at the said Municipal holding and the said Plan had been deposited before the authority of the said Balurghat Municipality in respect of the

AUTHENTICATED


DILIP KUMAR RAY
NOTARY PUBLIC
Regn. No. 6/96
10-10-23.



Ambar Bose
Lakshmi Das (305E)
Soma Dutta
Mousumi Ghosh Choudhury
Suharulu Das (305E)

said land at the said Municipal holding for the sanctioning the same in favour of the Owner herein.

AND WHEREAS a plan for construction of Commercial and Residential unit over the above scheduled land which is described in Schedule A has already been obtained by the Owner/from the Balurghat Municipality, Vide Regd. No. 16/W-03/M.Roy/2023 in the name of the Owner (Hereinafter called and referred to as the said plan) and the Owners of the Firm has already commenced construction work of the said new building at the said premises.

AND WHEREAS the Principals/Executants herein is very busy in their daily affairs and for that it is not possible for them to take care and control of the all affairs of the said property of the partnership firm regularly.

AND WHEREAS due to reasons above, the Principals/executants herein have decided to appoint and/or nominate lawful Attorneys (who are also the partners of the partnership firm) in respect of the said property of the Partnership firm namely **WELFARE DEVELOPERS**, more fully described in the **SCHEDULE - "A"** hereunder below, on their behalf as well as on behalf of the partnership firm.

NOW THEREFORE, We, the above named Principal/executants for the partnership firm namely **WELFARE DEVELOPERS**, a Partnership Construction Firm, having its registered Office at North Chakbhabani, Post Office Beltalapark, Police Station : Balurghat, District : Dakshin Dinajpur, represented by its Partners namely, (1) **SRI AMBAR BOSE**, Son of Late Nitikanta Bose, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapark, Police Station : Balurghat, District : Dakshin Dinajpur and (2) **SMT. LAKSHMI DAS BOSE**, Wife of Sri Ambar Bose, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapark, Police Station : Balurghat, District : Dakshin Dinajpur, and (3) **SMT. SOMA DUTTA**, Wife of Sri Sudipta Dutta, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Balurghat, Police Station : Balurghat, District : Dakshin Dinajpur, and (4) **SMT. MOUSUMI GHOSH CHOUDHURY**, Wife of

DILIP KUMAR RAY
NOTARY PUBLIC

Regn. No. 6/96
10-10-23.



Arunabha Bose
Lalabani Das (Gose)
Soma Dutta
Mousumi Chakrabarty
Sucharita Das (Gose)

A

Sri Abhijit Choudhury, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur, and (5) SMT. SUCHARITA DAS MOHANTA, Wife of Sri Arunangshu Mohanta, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur, do, hereby constitute and appoint (1) SRI. ABHIJIT CHOUDHURY Son of Late Pijush Kanti Choudhury, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station : Balurghat, District : Dakshin Dinajpur and (2) SRI ARUNANGSHU MOHANTA, Son of Late Harendra Nath Mohanta, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Village : North Chakbhabani, Post Office Beltalapak, Police Station :- Balurghat, District :- Dakshin Dinajpur, as our lawful attorney with all the powers as mentioned below. They are very reliable and dependable persons to the Principal/executants and also of the partnership firm herein and they have agreed to shoulder the said responsibilities of the Principal herein willfully.

AUTHENTICATED

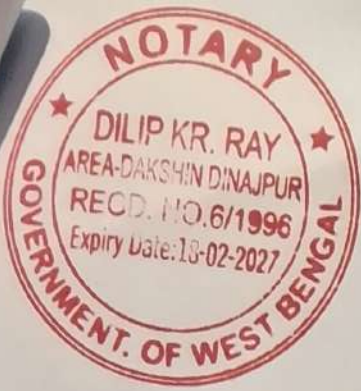
AND WHEREAS that the Principal herein above mentioned have nominated the attorneys (1) SRI. ABHIJIT CHOUDHURY and (2) SRI ARUNANGSHU MOHANTA, as their true and lawful Attorneys and Agents in their name and on their behalf to do the following acts, deeds and things in respect of the said property i.e. is to say :-

1. To look after, take care and manage all affairs of my said property of the partnership firm namely **WELFARE DEVELOPERS** at the Municipal Holding No. 2/1(22-23)/N, within the limits of the Balurghat Municipality, under Municipal Ward No.03, Police Station: Balurghat, District: Dakshin Dinajpur and for the said purpose and for all other parsons to keep the same under their control.
2. To supervise, manage, control and conduct all sorts of administration in respect of my said property hereinafter stated and to handle all sorts of official matters, letters and correspondences arising in courses of or in relation to matter concerning on behalf of the partnership firm **WELFARE**


DILIP KUMAR RAY
NOTARY PUBLIC

Regn. No. 6/96

10-10-23



Ankur Barua
Lakshmi Das (3058)
Soma Dutta
Housumitcho Shikshur
Suhorichi As (Shikshur)

DEVELOPERS in respect of the below mentioned properties of the partnership firm **WELFARE DEVELOPERS**.

- A**
- To sign for modified Plan or Plans etc. to the Balurghat Municipality for sanctioning the same and to receive the modified Building Plan or Plans, if any, from the said Authority, on behalf of the partnership firm **WELFARE DEVELOPERS** in respect of the below mentioned properties of the partnership firm **WELFARE DEVELOPERS**.
 - To appear and represent the partnership firm **WELFARE DEVELOPERS** in respect of the below mentioned properties of the partnership firm **WELFARE DEVELOPERS** before the Balurghat Municipality, Building Tribunal and other Authorities concerned regarding any notice received or served on the Principal in respect of the said Municipal holding and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation for and on behalf of the partnership firm **WELFARE DEVELOPERS** in respect of the below mentioned properties of the partnership firm **WELFARE DEVELOPERS** before the Authorities concerned.
 - To sign and execute any Agreement/s etc. in respect of the partnership firm **WELFARE DEVELOPERS** allocation together with undivided proportionate share of land and common areas and facilities according to the terms and conditions of the said Deed of Agreement regarding Flat/s, Car Parking Space/s both covered and open to be constructed at the said Municipal holding and to receive from them any earnest money either in their names or in the name of their Firm and to give or issue valid receipt for the same.
 - To transfer and/or sell or gift the undivided share of land together with portion of the multistoried Building thereon at the said Municipal holding hereunder to the intending Purchaser/s and to receive the earnest money, advance money and total consideration thereof from the intending Purchaser/s in the Bank account of the said partnership firm **WELFARE**

AUTHENTICATED

DILIP KUMAR RAY
NOTARY PUBLIC
Regn. No. 6/96

10-10-23



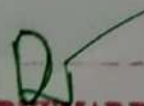
Arjun Das
Lakshmi Das (Bose)
Soma Dutta
Mrs. Sumitrosh Choudhury
Suecharini Das (Bose)

A

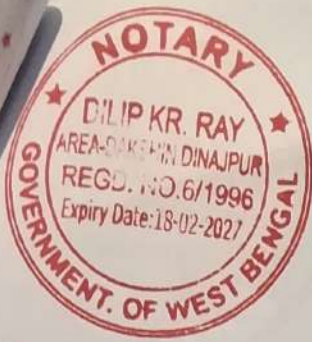
DEVELOPERS and to deliver possession thereof in their favour and to give the valid money receipts for the same to the intending Purchaser/s.

AUTHENTICATED

7. To execute, sign and register the Deed/s of Agreement for Sale, Deed of Sale, Conveyance/s for the different saleable Flat/s, Car Parking Space/s and other parts thereof in favour of the intending Purchaser/s and to give possession of the Flat/s, Car Parking Space/s and to present before the Registrar of appropriate jurisdiction, all Deed/s of Agreement for Sale and Conveyance for registration in my name and on my behalf and to receive consideration money either in cash or by Cheque from the intending Purchaser/s in the Bank account of the partnership firm namely **WELFARE DEVELOPERS** and to give proper receipt and discharge for the same.
8. To appear and represent the partnership firm **WELFARE DEVELOPERS** the Balurghat Municipality, concerned Development Authority, Fire Service Department, West Bengal Police, Electrical Authority in connection with the said Municipal holding and to sign and execute all the papers and documents wherever necessary.
9. To deliver khas and vacant possession to the intending Purchaser/s.
10. To issue forms, brochures, designs, plan and booklets and to invite intending Purchaser/s of the Flat/s and Car Parking Space/s both open and cover and other spaces in respect of the properties of the partnership firm **WELFARE DEVELOPERS** in terms of the said Agreement to any Purchaser/s at such prices as the said Attorneys in their absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.
11. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage, gas and/or power to the said property before all the competent Authorities and Offices and to sing all such


DILIP KUMAR RAY
NOTARY PUBLIC
Regn. No. 6/96

10-10-23.



Amban from
Lakshmi Das (Bose)
Soma Dutta
Mousumi Chakraborty
Sucharita Das

application forms and documents as shall be required for the said purpose.

- A**
- 12.** To make, supervise and construction of the Building and/or structure according to the sanction Building Plan, which has already been sanctioned by the Balurghat Municipality in respect of the said Municipal holding as mentioned and written in the SCHEDULE - "A" hereunder and to that effect to get signed, pursue and collect all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid Department of the competent Authority or by other and when necessary as and/or asked for.
- 13.** To take all legal action/s and/or step/s on behalf of the partnership firm **WELFARE DEVELOPERS**, if any intending Purchaser/s fail/s to perform his/their obligation/s and/or anybody and to sue against any person/s or Authority/Attorneys to protect my interest in connection with the said property and/or any parts thereto.
- 14.** To take all steps to protect the interest of the partnership firm namely **WELFARE DEVELOPERS** in respect of the property of the partnership firm, which the constituted Attorneys shall think best, fit and proper.
- 15.** To appear before any Authority or Offices of the Government both state and central Government including Balurghat Municipality, concerned Development Authority, Land Acquisition Office or any other Offices in connection with the said property to do all necessary acts, deeds or things therein which I may be interested or concerned in any manner whatsoever.
- 16.** To pay revenue or taxes in respect of my said property and to receive receipt by signing their names as well as sign on behalf of us representing the partnership firm namely **WELFARE DEVELOPERS** as its constituted Attorney.

DILIP KUMAR RAY
NOTARY PUBLIC
Regn. No. 6/96

10-10-23.



Anuram Bose
Lakshmi Das (Gose)
Soma Dutta
Harsumi Chhosh (Chhosh)
Sudharini Das (Gedam)

17. To lien, charge, mortgage etc. by way of equitable mortgage to any Bank or Financial Institution in respect of properties of the partnership firm of the said proposed multistoried Building at the said Municipal holding as per terms of building plan with keeping any liability to the said **WELFARE DEVELOPERS** herein.
18. To act and represent the partnership firm **WELFARE DEVELOPERS** in any Courts of Law either Civil, Criminal or Revenue in its initial Original or Appellate Jurisdiction to initiate, prosecute or defend any suits, cases, proceedings or matters of whatsoever nature and to sign and verify all plaints, written statements, verifications, petitions, applications or any other things there which the aforesaid Attorneys may deem fit and proper or which they may in their best discretion deed fit and proper.
19. To appoint Lawyer/s, Advocate/s, Solicitor/s or any Legal Practitioner/s to act and represent the partnership firm namely **WELFARE DEVELOPERS** in any matters, suits, cases or proceedings by executing Vakalatnama or power in his/her/their favour or to cancel such appointment by taking releases from him/her/them.
20. To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all disputes or differences.
21. To sign or verify application for execution for decrees or orders of any Court and to Purchaser/s property at Court auction sales in execution of decrees up to the Court of Decree.
22. To take delivery of possession in execution of any decree or decrees.

AND We, do hereby ratify or confirm and agree to ratify or confirm all other and whatsoever acts, deeds or things done or to be done or caused to be done by my said Attorneys as the act of the partnership firm **WELFARE DEVELOPERS** for all acts, deeds or things by virtue of these presents.


DILIP KUMAR RAY
NOTARY PUBLIC
Regn. No. 4/96

10-10-23.



Ambur Ban
Lakshmi Das (Dose)

Soma Dutta

Mousumi Chakrabarti

Suehavela Das (Suehavela)

AND GENERALLY to do all acts, deeds, matters and things as agreed upon which the Attorneys may deem fit and proper for the management, control, supervision, better enjoyment of the said property of the partnership firm as effectively as the executants or the Partnership firm **WELFARE DEVELOPERS** have done, if present personally to do so.

AND GENERALLY the power attorney holders in all aspect put signature for and on behalf of all the executants i.e. the partners of the partnership firm namely **WELFARE DEVELOPERS** and also on behalf of the partnership firm **WELFARE DEVELOPERS** and also put their respective signature being the partners of the partnership firm in all the documents and everywhere in respect of all the acts done by virtue of this power of attorney.

BE IT STATED THAT this Deed of Power of Attorney will not cancelled by the Principal herein till sale or transfer of the flats as per terms of the different Deed of Agreement to sale.

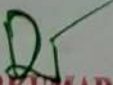
THE SCHEDULE A ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

All that piece and parcel of Bastu land measuring more or less 29.25 Decimal of land situated at Mouza-Dakra, J.L. No. 105 in LR. Plot No. 1236, in LR Khatian No.9350, in the name of **WELFARE DEVELOPERS** under Police Station & ADSR Office Balurghat under ward No. 03 (New) of Balurghat Municipality and said property is being known and numbered as Premises No 2/1(22-23)/N, of Balurghat Municipality in the District of Dakshin Dinajpur which is butted & bounded as follows-

On the North-10 ft wide Municipal Road,
On the South-Gour Mohanta & Sunil Mardi,
On the East- 32 Feet width P.W.D. Metal Road,
On the West-Sridam Mondal.

IN WITNESS WHEREOF I above named Principal herein have hereunto set and subscribed my hand and seal on the day, month and year first above written.


DILIP KUMAR RAY
NOTARY PUBLIC

Regn. No. 6/96

10-10-23.



SIGNED, SEALED & DELIVERED by the Parties at Balurghat in the presence of :-

WITNESSES :-

1. AVIJIT BHATTACHARJEE

Loknath Abasan,
Block - A, No. - 04
PO+PS - BALURGHAT
PIN - 733101

Alu

Anuram Das

Lakshmi Das (Wife)

Soma Dutta

Mousumi Chosh (Chowdhury)

2.

Sudhakar Das (Mohan)

SIGNATURE OF THE PRINCIPAL

Accepted by the Attorneys

Abhijit Choudhury

Drafted by:-

Sudipta Dutta

Sudipta Dutta Advocate.
Enrollment No: WB 1919/2001

Arumangshu Mohanta

SIGNATURE OF THE ATTORNEYS

D
DILIP KUMAR RAY
NOTARY PUBLIC
Regn. No. 6/96

10-10-23.