

595

Rouster

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76



झारखण्ड JHARKHAND

460897

19-1
19-1



Sachin Kumar
19.1.10



19-1-10
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19-1-10
19-1-10
19-1-10

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **SRI SADHAN DUTTA** Son of Late **Dhirendra Nath Dutta**, by faith Hindu, by occupation Retired, resident of Ajanta Para, Near North Loco Tank, P.S. and District- Dhanbad do hereby nominate constitute and appointed **SRI SUKANTA GUPTA** Son of Late **Atindra Nath Gupta**, by faith Hindu, by occupation Business, resident of Binod Nagar, Chiragora, P.S. and District-Dhanbad, as my

Free Paid

₹ 250/-

19-1

धनबाद कोल्हागार से निम्न

कोल्हागार पदाधिकारी
धनबाद

S.No. 3980 Date 18/1/10
Name Sachin Dutta
S/o, W/o Late. Anand Nath Dutta
At. Jantlang
P.S. Jantlang
Value of Stamp 50/-
Through
Part of Stamp

Ashish Kumar Roy
S.V. Dhanbad, L.No.-12/85-86



19-1-10

10-1

Sachin Dutta

19-1-10

समाप्त दिन

स्वीकृत दिनांक

अजला पीडा मिश्रा - धनबाद

दिनांक

सीवा बालिका

19-1-10



Sachin Datta
Reg. 1. 10

- 2 -

true and lawful attorney for me and on my behalf to or to execute all such acts, deeds and things related to my property more fully described in the schedule below, as I am unable to look after and manage the same and my attorney is empowered as under :-

1. To appear and act in all Courts, Civil, Criminal, Registration Office, Circle office, Sales tax, Income tax or any Govt. or semi Govt. offices, MADA etc. on my behalf in connection with my property described in the schedule below.

2. To sign verify and plaint, written statements, petition, claims, objection memorandum of appeal, file the same before any Court or office on my behalf in connection with my property described in the schedule below.

3. To appoint on my behalf any pleader advocate revenue agent or any legal practitioner whenever my said attorney thinks proper in connection with my property described in the schedule below.

4. To sign, execute and present any deed of sale, lease, agreement etc. in favour of any party, person, concern in respect of my immovable property to submit or present such deeds or deeds for Registration before the Registering authority and to

Sachin Kumar
19-1-12

- 3 -

admit execution of the same for me and for my behalf and to do all necessary acts for completing the registration thereon.

5. AND ALL acts, deeds and things done lawfully by my said attorney will be construed as acts, deeds and things done by me as if I personally present, I the above executants do hereby agree to ratify and confirm by virtue of this Power of Attorney hereby given

Be it expressly stated that this does not execute/create/assume at any kind of transfer and enjoyment in favour of the attorney and after sale of property consideration money will be deposited to the Principals account.

There is no transaction of money between the principal and attorney and this power of attorney is executed without receiving any consideration by the principal.

IN ITNESS WHEREOF I have given this Power of Attorney on this the 19th day of January at Dhanbad.

Sachin Gupta
19.1.10

SCHEDULE

All that piece and parcel of Ralyati land, situated at Mouza Hirapur, Mouza No. 07, under P.S. and Dist. Dhanbad, Chowki Sadar Sub-Registry office and Dist. Dhanbad.

Mouza Hirapur, Mouza No. 07, under Khata Nos. 88 (Eighty Eight) Plot Nos. 1037, 1038 and 1039 out of which measuring an area 10.18 Decimals or to say 6 Kathas and 2.7 Chhatak of land.

Witnesses :-

1. Ashis Kumar Roy .
Late. Sarat Kumar Roy .
Baramesia. Dhanbad .

2. *[Signature]*
Shri B. Mallik
19/01/10



Sukanta Gupta.
20.1.10



Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me :-

[Signature]
No. 02/1992



निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 19/01/2010 12:02:56

Document Type: Power of Attorney
Presenter: Sadhan Dutta
Date of Entry: 19/01/2010
Document Name & Address: Ajanta Para North Near Loco Tank, Dist- Dhanbad
Total Pages: 12
Comparable Doc Value: 0
DOE
Document Value: 0
Stamp Value: 50
Book: IV
Special Type: Serial No. 0
CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	7		HIRAPUR	88	1037, 1038				10.18 Decimal	
DHANBAD	7		HIRAPUR	88	1039				Decimal	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	PRINCIPLE	Sadhan Dutta	Late Dharendra Nath Dutta	Retired	Other		Ajanta Para North Loco Tank, Dist- Dhanbad
2	ATTORNEY	Sukanta Gupta	Late Atindra Nath Gupta	Business	Other		Binod Nagar Chiragora, Dhanbad
3	Identifier	Ashis Kr Roy	Late Saral Kr Roy	Business	Other		Barmasia, Dhanbad
4	Witness1	Ashis Kr Roy	Late Saral Kr Roy	Business	Other		Barmasia, Dhanbad
5	Witness2	Rajesh Mallick	B. Mallick	Service	Other		Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	E	250.00
2	SP	180.00
Total		430.00

Sadhan Dutta.

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑफिसर का हस्ताक्षर

उपर्युक्त सधन दत्ता ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान अशीष कुमार पिता स्व. सरल कुमार
निवासी बारामसिया पेशा कृषक ने की।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No: 16 Token Date: 19/01/2010 12:02:56

Serial/Deed No./Year : 595/76/2010

Deed Type: Power of Attorney

SN	Party Details	Photo	Thumb
1	Sadhan Dutta Father/Husband Name: Late Dharendra Nath Dutta (PRINCIPLE) Ajanta Para North Loco Tank, Dist- Dhanbad		
2	Sukanta Gupta Father/Husband Name: Late Atindra Nath Gupta (ATTORNEY) Binod Nagar Chiragora, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashis Kr. Roy Father/Husband Name: Late Sarat Kr. Roy (Identifier) Barmasia, Dhanbad		
4	Ashis Kr. Roy Father/Husband Name: Late Sarat Kr. Roy (Witness1) Barmasia, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
5	Rajesh Mallick Father/Husband Name: B. Mallick (Witness2) Hirapur, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. IV
Volume 2
Page 469 To 480
Deed No 595/76
Year 2010
Date 19/01/2010 14:52:01

District Sub Registrar

Signature of Operator

18/12/10 Dhanbad St-50/5V 1911

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

का प्रमाण...
की प्रमाण...
नं...

48 (0)

18/12/10

18/12/10

249914

दिनांक
24/12/10

7



Sadhan Dutta
18/12/10

697019

Fee paid 18/12
550.00
E-250.00
750.00
(5)

THIS DEED OF RECTIFICATION OF PWER OF ATTORNEY made this the 18/12 day of DECEMBER Two Thousand ten, that I, **SRI SADHAN DUTTA** Son of Late Dhirendra Nath Dutta, by faith Hindu, by occupation Service, resident of Ajanta Para, Near North Loco Tank, P.S. and District- Dhanbad do hereby nominate constitute and appointed **SRI SUKANTA GUPTA** Son of Late Atindra Nath Gupta, by faith Hindu, by occupation Business, resident of Binod Nagar, Chiragora, P.S. and District-Dhanbad,

WHEREAS, the above name party hereto Sri Sadhan Dutta, executed a power of attorney in favour of the Sri Sukanta Gupta, the attorney hereto and delegate power

OFFICE
DHANBAD

1642-3 3/12/10
Name: Sadhan Dutta
S/o: Bani Dutta
At: Ajantapara
P.S.: Dhanbad
Value of Stamp: 50/- (Handwritten)
Through: _____
Part of Stamp: _____

cyela
Gyanendra Kumar Gola
S.P. Dhanbad, No. 119294



Sukanta Gupta.
18.12.10

97/92/10/0
90/1/10
200/10/10/10
90/1/10/10
90/1/10/10



18/12/10

A commission is hereby issued up 38 sub sec.(2) of the Registration Act, 1908 (xvi of 1908) to Ranswaroop Thakur for the purpose of inquiring whether this document has been executed by Sadhan Dutta of Ajantapara by whom it purports to have been executed.

18/12/10,
R.O.



Sudhakar Patil
18/12/10

= 2 =

against the land described in the schedule below, by virtue of a Power of Attorney, Being No. IV-76 dated 19.01.2010, Registered at Dhanbad Sub-Registry office and entered in Book No. IV, Volume No.2, 469 to 480 for the year 2010; And

WHEREAS, during preparation of aforesaid power of attorney, in the schedule Plot No. 1042 has been missed out, which is to be included in the schedule of the aforesaid power, and the parties hereto have agreed for the rectification.

NOW THIS DEED OF RECTIFICATION WITNESSETH AS FOLLOWS :-

That Plot No. 1042, has been left out in the schedule, which has to be included in the aforesaid power No. IV-76 dated 19.01.2010, which is learily mentioned in the new schedule of this deed.

That all other particulars except Plot No. 1042, of the said Power No. IV-76 dated 19.01.2010 remain unchanged and unaltered.

IN WITNESS WHEREOF THE PARTIES HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

INCORRECT SCHEDULE

All that piece and parcel of Raiyati land, situated at Mouza Hirapur, Mouza No. 07, under P.S. and Dist. Dhanbad, Chowki Sadar Sub-Registry office and Dist. Dhanbad.

Mouza Hirapur, Mouza No. 07, under Khata Nos. 88 (Eighty Eight) Plot Nos. 1037, 1038 and 1039 out of which measuring an area 10.18 Decimals or to say 6 Kathas and 2.7 Chhatak of land.

सायब साहब सायबापुत्रा गौरी लक्ष्मीदेव के गजपती
 खजवाह-बाग-खजवाह-की अथवा सायबापुत्रा
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 सायबापुत्रा के गजपती सायबापुत्रा



18/12/10

From the above report I am satisfied that this document has been executed by Sadhan Dutta of Ajantapara and I accordingly admit it to registration.

18/12/2010.
 R.O.

Sukanta Gupta
18.12.10

= 3 =

SCHEDULE

All that piece and parcel of Raiyati land, situated at Mouza Hirapur, Mouza No. 07, under P.S. and Dist. Dhanbad, Chowki Sadar Sub-Registry office and Dist. Dhanbad.

Mouza Hirapur, Mouza No. 07, under Khata Nos. 88 (Eighty Eight) Plot Nos. 1037, 1038, 1039 and 1042, out of which measuring an area 10.18 Decimals or to say 6 Kathas and 2.7 Chhatak of land.

WITNESSES :-

1. Ashis Kumar Roy .
S/o Late. Smt. Kr. Roy .
Baramesia / Dhanbad .
2. Jyoti Prasad Mani
S/O K.C. Mani
Hirapur, Dhanbad



Sukanta Gupta.



Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me.

Sukanta Gupta
Lic No. 02/10



Sushen Foster,
18.12.10



Ashis Kumar Ray,
18.12.10





निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा पत्र (नियम 114)

Token No. 48

Token Date/Time: 18/12/2010 15:06:10

Document Type	Rectification Deed	Presenter	Sukanta Gupta	Date of Entry	18/12/2010
Presenter Name & Address	Binod Nagar Chiragora, Hirapur, Dhanbad	DOE		Total Pages	12
Stampable Doc. Value	0	Stamp Value	50	Book	IV
Document Value	0	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details	(Commission Deed)				

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	7	0	HIRAPUR	88	1037,1038				Decimal	
DHANBAD	7	0	HIRAPUR	88	1039,1042				10.18 Decimal	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	Executant	Sadhan Dutta	Late Dharendra Nath Dutta	Retired Service	Other		Ajanta Para Near North Loco Tank, P.S & Dist- Dhanbad
2	Claimant	Sukanta Gupta	Late Atindra Nath Gupta	Business	Other		Binod Nagar Chiragora, P.S & Dist- Dhanbad
3	Identifier	Ashis Kumar Roy	Late Sarat Kumar Roy	Service	Other		Barmasia, Dhanbad
4	Witness1	Ashis Kumar Roy	Late Sarat Kumar Roy	Service	Other		Barmasia, Dhanbad
5	Witness2	Yudhishira Mallick	K.C. Mallick	Service	Other		Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	E	250.00
2	SP	180.00
Total		430.00

Klibb

500.00
930.00

18/12/2010

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया

जिसकी

पहचान

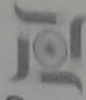
निवासी

पिता

पेशा

ने की।

निबंधन पदाधिकारी का हस्ताक्षर

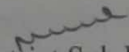



निबंधन विभाग, झारखंड
धनबाद

Token No.48 Token Date: 18/12/2010 15:06:10
Serial/Deed No./Year :18485/1911/2010
Deed Type: Rectification Deed

SN	Party Details	Photo	Thumb
1	Sadhan Dutta Father/Husband Name:Late Dharendra Nath Dutta (Executant) Ajanta Para Near North Loco Tank, P.S & Dist- Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
2	Sukanta Gupta Father/Husband Name:Late Atindra Nath Gupta (Claimant) Binod Nagar Chiragora, P.S & Dist- Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashis Kumar Roy Father/Husband Name:Late Sarat Kumar Roy (Identifier) Barmasia, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashis Kumar Roy Father/Husband Name:Late Sarat Kumar Roy (Witness1) Barmasia, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
5	Yudhisthira Mallick Father/Husband Name:K.C. Mallick (Witness2) Hirapur, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. IV
Volume 41
Page 227 To 238
Deed No 18485/1911
Year 2010
Date 18/12/2010 16:28:53


District Sub Registrar


Signature of Operator

खनिज क्षेत्र विकास प्राधिकार, धनबाद

(नगर निवेशन विभाग)

पत्रांक २२५/३७९
सेवा में,

दिनांक २५/५/१०

श्री साधन दत्ता पिता-श्री धीरेन्द्र दत्ता,

नौरथ लोको टैंक, अजन्तापाड़ा, धनबाद ।

विषय: मौजा हीरापुर नं० ०७ के खता नं० ८८ प्लॉट नं० १०३७, १०३८, १०३९, १०४२

पर भवन निर्माण की स्वीकृति हेतु आपका आवेदन दिनांक ५.५.१० गृह प्लान केश नं. बीडी - १०२/१०-११

महाशय,

निदेशानुसार सूचीत करना है कि उपर्युक्त विषय वर्णित भूखंड पर गृह निर्माण की दिनांक १९.५.१०

को स्वीकृति अधोलिखित शर्तों के साथ प्राधिकार अधीनियम की धारा ३० (II) के अन्तर्गत प्रबन्ध निदेशक द्वारा प्रदान की गयी है:

1. प्रस्तावित भवन का निर्माण प्रारम्भ करने के एक सप्ताह पूर्व संलग्न प्रपत्र VII को भरकर अधोहस्ताक्षरी को देना है।
2. प्रस्तावित गृह का निर्माण कार्य अनुज्ञप्तिधारी की देख रेख में करायी जाय ताकि वे समय-समय पर निर्माण से सम्बन्धित प्रतिवेदन अधोहस्ताक्षरी को दे सकें।
3. प्रस्तावित गृह का निर्माण इस पत्र की प्राप्ति के दो वर्षों के अन्दर पूरा कर उसकी सूचना कार्यालय को अवश्य दें।
4. गृह निर्माण पूर्ण रूपेण स्वीकृत नक्शे के अनुसार ही करना है।
5. ड्रेनेज की व्यवस्था स्वीकृत नक्शे के अनुरूप करायी जाय। एवं नाली को मुख्य नाली से मिलावें।
6. गृह निर्माण का निरीक्षण प्राधिकार नगर निवेशन विभाग के किसी भी प्राधिकृत पदाधिकारी द्वारा किसी भी समय दिन में किया जा सकता है तथा नक्शे के प्रतिकुल पाये गये निर्माण को नियमानुसार तोड़वाया जा सकता है।
7. वाटर हारवेस्टिंग हेतु सौक पिट का निर्माण करावें।
8. पर्यावरण सुरक्षा हेतु तीन वृक्ष लगावें।

अनुलग्नक स्वीकृत नक्शे की एक प्रति

विश्वप्रभाजन

कार्यपालक अभियन्ता

नगर निवेशन, माडा, धनबाद ।

२५/५/१०

२५/५/१०



M/S. RELIABLE DEVELOPERS

Builders & Real Estate Developers

Madhav Apartment, Durga Mandir Road, Hirapur, Dhanbad - 826001 (Jharkhand)

Date 30.04.2012

To,
Smt. Sulekha Gupta
W/o. Sri Supriya Gupta
Flat No.-302, Maa Gouri Apartment
North Loco Tank, Hirapur, Dhanbad.

Flat No.-302 on Second Floor, within the premises "MAA GOURI APARTMENT"
at North Loco Tank, Hirapur, Dhanbad.

CERTIFICATE OF DELIVERY OF POSSESSION OF FLAT & OTHER COMMON SERVICES.

This is to certify that we hereby deliver possession of Flat No.-302 on Second floor with all univided proportionate share of common stair, other common services within the premises now named as "MAA GOURI APARTMENT" at North Loco Tank, Hirapur, Dhanbad constructed at your cost & investment to you, subject to conditions / terms hereafter appearing :-

- (1) Hence onwards you will be responsible to maintain the above flat at your own cost and self management.
- (2) All cost that may be imposed and incurred from time to time for maintaining the above flat and all proportionate maintenance of common services along with other flat owners, electricity charges (exclusive for the flat as per separate sub-meter reading and proportionate common electricity charges for common area such as lift, stairs, parking, street light and water pump as per common meter reading) proportionate ground rent. M. C. shall be borne by you.
- (3) You will use the flat for residential purpose only, but shall not convert the same into a industrial unit, agricultural or animal husbandary. No dues on you.
- (4) In case, if you want to sell or to rent your flat to a person, you have to take written permission from the builder. You have to pay service tax if applicable.

Contd....P/2

RELIABLE DEVELOPERS

Supriya 30/04/12
Partner



M/S. RELIABLE DEVELOPERS

Builders & Real Estate Developers

Maadha Apartment, Gurgaon Main Road, Haryana, Dhanbad - 826 001 (Jharkhand)

Ref No

Date 30.04.2012

: 2 :

(5) You your registry of flat has not been done then you have to get registered your flat from registry office, Dhanbad within one month from the date of handover of your flat.

(6) You will enjoy and possess the flat and will reside therein without causing any hindrance or interference or damage to other flat owners of the complex and shall not unauthorizedly alter or change the basic construction of the flat/building.

(7) You are totally satisfied with the construction work of the flat. Hence onwards builders shall not be responsible or liable to maintain or changes any in flat or machineries.

Received original copy.
Sulekha Gupta
30/04/12

Yours faithfully,

RELIABLE DEVELOPERS

Sulekha
Partner 30/04/12