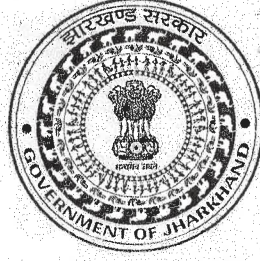


4979

IV 289



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1d72f839b16822960084

Receipt Date : 14-Dec-2023 11:28:51 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300162097

Office Name : SRO - Saraikela

Document Type : Power of Attorney

Payee Name : KALARJUN CONSTRUCTION PVT LTD REP
THROUGH ITS DIRECTOR NITU PRABHA (Vendeer)

GRN Number : 2320588196

Ashish Kumar

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



--: For Office Use :-



Ashish Kumar
14/12/23

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Ashish Kumar

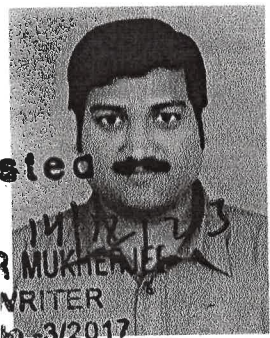
G.P.A Stamp-100/- Adityapur

मुल्यांकन सूची से जाँच किया गया 12/12/23

दस्तावेज में उल्लिखित भागों
प्रतिबंधित सूची से जाँच

दस्तावेज जाँच किया गया 12/12/23

उपस्थापित दस्तावेज में लख्यकारी
की जाति अशोक कुमार है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अधीन नहीं है। 12/12/23



Attested
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. 3/2017
SERAIKELLA

Ashok Kumar
14/12/23
[Fingerprints]

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-2- Ashok Kumar
14/12/23

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made on this 14th day of December

नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम 2023
(इम्प्रीव्ड एक्ट-1899) के
अनुसूची-1 या 1 (क) के
अधीन यथावत स्टाम्प या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं
निबंधन पदाधिकारी

2023 here at Seraikella,

Between

ASHOK KUMAR, S/o Arjun Roy , Grand son of Late- Prem Lal Roy , by

faith- Hindu, category - General (Non C.N.T) (does not covered under CNT

ACT.1908), by Nationality- Indian, by occupation- Service, Permanent

Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present

Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District -

Seraikella - Kharsawan, Jharkhand, (Aadhar No - **** * 2281 , Pan

No - AGUPK 3070E.) do hereby nominate constitute and Appoint M/S.

KALARJUN CONSTRUCTION PRIVATE LIMITED, (Company Pan no -

AAECK 1504E) A Private Limited Company, having its registered office at

Kalarjun Geen Enclave, Asangi, Adityapur, Dist-Seraikela- Kharsawan,

represented through its Director **NITU PRABHA W/O Ashok Kumar**,

Daughter of Krishnandan Prasad, by faith - Hindu, category- General

(Non C.N.T)(does not covered under CNT ACT.1908), by occupation -

Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar,

Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.-

Adityapur, District - Seraikella - Kharsawan, Jharkhand, (Aadhar No -

**** * 7793 , Pan No - AQRPP 3911A)

Ref M
B-10000/-
12/12/23

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar
14/12/23

-3-

Whereas, the owner has entered into a registered Development Agreement vide Deed No-4687 Dated - 14/12/2023, registered at the Dist Sub Registry office at Seraikella in respect of our land measuring 19.52 dec in mouza Asangi Thana No.- 131, Ward No.- 15(Old)/22(New), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa which is morefully described in the schedule hereunder with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **NITU PRABHA**.

Whereas, the executant has entered in the said Development Agreement with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **NITU PRABHA**.

Whereas, the based on demand terms of registered development agreement Deed No-4687 Dated 14/12/2023 registered at the Dist Sub registered office at Seraikella. I hereby execute this General Power of Attorney in respect of the schedule below land in favour of **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **NITU PRABHA** W/O Ashok Kumar, Daughter of Krishnandan Prasad, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, referred to as Attorney.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar
14/12/23

-4-

NOW By these presents I hereby constitute M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED represented through its Director NITU PRABHA W/O Ashok Kumar, Daughter of Krishnandan Prasad, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, as my true and lawful attorney to do the following act or acts, deed and things with respect of my landed property, morefully described in the schedule below in my name for my use and on my behalf that is to say;

Whereas, the land situated at mouza - Asangi , ANAC ward No- 15(O)/ 22 (N) , P.S. - Adityapur , Thana No- 131 , Khata No -33(O) , Plot No- 728(O) , Total Area-9.18 Dec. has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 1420, Dated- 29.05.2018, registered at District Sub Registry Office at Seraikela and mutated the same in his name in the office of C.O Gamharia vide mutation case no - 807/R27 2018-2019 dated - 20.09.2018. which is recorded in Register-II, Vol - 11, Page - 15, in the office of C.O Gamharia and paid rent thereof regularly. (Holding No - 0220001808000MO)

And Whereas, the land situated at mouza - Asangi , ANAC ward No- 15(O)/ 22 (N) , P.S. - Adityapur , Thana No- 131 , Khata No -33(O) , Plot No- 728(O) , Total Area-6.89 Dec. has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar
14/12/23

-5-

Sale Deed No.- 1117, Dated- 28.04.2018, registered at District Sub Registry Office at Seraikela and mutated the same in his name in the office of C.O Gamharia vide mutation case no - 748/R27 2018-2019 dated - 30.08.2018. which is recorded in Register-II, Vol - 11, Page -5, in the office of C.O Gamharia and paid rent thereof regularly. (Holding No - 0220001741000MO.)

And Whereas, the land situated at mouza - Asangi , ANAC ward No- 15(O)/ 22 (N) , P.S. - Adityapur , Thana No- 131 , Khata No -33(O) , Plot No- 728(O) , Total Area-6.89 Dec has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 192, Dated- 25.01.2018, registered at District Sub Registry Office at Seraikela and mutated the same in his name in the office of C.O Gamharia vide mutation case no - 532/R27 2018-2019 dated - 27.07.2018. which is recorded in Register-II, Vol - 10, Page - 80, in the office of C.O Gamharia and paid rent thereof regularly. (Holding No - 0220001745000MO.) out of Which the principal has 3.45 Dec by way of power of attorney of the Said Attorney holder.

And Whereas the said principal is the absolute and lawful owner of the schedule below land since after purchased and since then she is peaceful physical possessing over the same.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar
14/12/23
-6-

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

- 1) To look after manage and supervise the schedule below property in my name and on my behalf.
- 2) To represented me in all courts, civil, criminal, revenue, appellate, collectrates , District Sub-Registry office or Registry office and all offices such as Municipal corporation and any other Govt. or Semi Govt. Offices is concerned.
- 3) To sign any plaint, written statement, letter, petition or any other proceedings and file the same before any court offices or appropriate concern under her signature.
- 4) To file suit or cases and to defend and contest the same on my behalf and compromise or withdraw suits, cases and to apply for certified copy or copies of depositions or judgment and to refer cases matters to arbitrate if necessary under her signature.
- 5) To enter into an agreement or agreements with one more intending buyer or buyers in respect of the structure over the schedule here under.
- 6) To engage lawyer, Advocate or Agent and sign Vaklatnama , Plaints, written statement and to verify them on my behalf and to purchase any stamp, court fees or Non judicial stamps and execute and decree or order under her signature.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar
14/12/23
-7-

- 7) To advertise and negotiate for sale of the schedule below property or portion thereof to any purchaser, concern or party and to settle to sale value on my behalf.
- 8) To apply before the appropriate authority for obtaining electricity, power connection, water management, telephone connection and/or sewerage additional connection and for any further matter and appear over the schedule hereunder property.
- 9) To sign and execute the deed or transfer by sale and/or any other deed convince mortgage lease deed etc. in favour of any party/person concerned institute organist on financial institution etc. in respect of my schedule below property and to present such deed or deeds for represented before the registration authority and/or the officer competition the documents registration under the Indian registration Act and admit execution of the same for us and on our behalf to do acts, deeds and things for completing the registration of such deed and instrument and also endorse the registration receipt thereof.
- 10) And to act per the terms of the development agreement Deed No - 4687 Dated 14/12/2023, registered at the District Sub-Registry office at Seraikella.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar
14/12/23

-8-

We do hereby agree to ratify and confirm all acts lawfully done by my said attorney on my own as if done by me for all intents and purposes in respect of my property fully described in the schedule below:-

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 8500 Sq. ft.(19.52 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Bounded By

North - Plot No 728(P) (Sumita Hazra)

South - Plot No 728(P) (Vandana Rani)

East - Road

West - 25ft Wide Road

A trace map is attached herewith.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar
14/12/23

-9-

Witnesses/Identifier

1. Mr. Vijay Prashan
S/o Manoj Prashan
OF Asangi Adityapur

Mr. Vijay Prashan
14/12/23

2. Ratilal Maroto S/o Anil Maroto
Vill - Jhapuragure
P.S. Seraikella

रतिलाल मारोट
14/12/23

Read over and explained the contents to the executants who after admitting the contents to be true put his hand in my presence

Sumit Kumar Mukherjee
14/12/23

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar
14/12/23

-10-

Attested
[Signature]
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. - 3/2017
SERAIKELLA



Nitu Babha
14/12/23

**Signature, photo and left hand
Finger print of the attorney holder**

Attested
[Signature]
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. - 3/2017
SERAIKELLA



Anil Jay Pradhan
14/12/23

**Signature, photo of
Identifier**

Certified that the parties whose photographs are affixed herewith is attested by me and the finger print of all the parties have taken by me.

Printed By

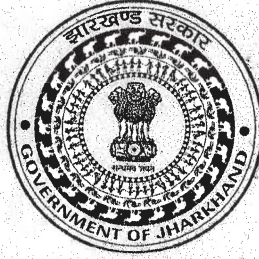
[Signature]
14/12/23

[Signature]
14/12/23

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. - 3/2017
SERAIKELLA

5005

IV 291



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ebd4450dcd427d29b8b1

Receipt Date : 15-Dec-2023 10:35:07 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300161270

Office Name : SRO - Saraikela

Document Type : Power of Attorney

Payee Name : KALARJUN CONSTRUCTION PVT LTD REP
THROUGH ITS DIRECTOR ADITYA RAJ (Vendee)

GRN Number : 2320604332

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



-: For Office Use :-



Aditya Raj
15/12/23

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Kalpana Pragn

G.P.A Skoarp - 200/ Adityapur

मुल्यांकन सूची में जोड़ के

दस्तावेज में वर्णित अतिरिक्त सूची से

दस्तावेज जोड़ के

उपस्थापित दस्तावेज में लेख्यकारी की जाति... अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Attested

SUMIT KUMAR SIKHERIA
DEED WITNESS
Licence No. SERAIKELLA



Kalpana Bhagat
15/12/23



Kalpana Bhagat
15/12/23

-2-

GENERAL POWER OF ATTORNEY

नियम-21 के अधीन ग्राह्य

भारतीय स्टाम्प अधिनियम

(इण्डियन स्टाम्प एक्ट-1899) की

अनुसूची-1 या 1) के अंतर्गत।

अधीन यथावत स्टाम्प सहिय या

स्टाम्प शुल्क से विमुक्त

स्टाम्प शुल्क अपेक्षित नहीं।

Handwritten signature and date

Handwritten signature

B-10000-00

Handwritten signature and date

This General Power of Attorney is made on this 15th day of December 2023 here at Seraikella,

Between

KALPANA BHAGAT @ KALPANA KALWAR, W/o Ravi Prakash,
Daughter of - Keshow Prasad Kalwar, by faith- Hindu, category - General

(Non C.N.T) (does not covered under CNT ACT.1908), by Nationality- Indian, by occupation- Service, resident of - H.No.-4, Rajendra Nagar, Sakchi, Near Shitla Mandir, P.S.- Sakchi, Jamshedpur, District- East Singhbhum, (Aadhar No - **** * 2970, Pan No - AEHPK 5771P.)

do hereby nominate constitute and Appoint **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED**, (Company Pan no - AAECK 1504E) A Private Limited Company, having its registered office at Kalarjun Geen Enclave, Asangi, Adityapur, Dist-Seraikela- Kharsawan, represented through its Director **ADITYA RAJ S/O Ashok Kumar**, Grand son Of- Arjun Roy, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, (Aadhar No - **** * 7476, Pan No - ESDPR 8999Q)

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Jalpana Bhagat
15/12/23

-3-

Whereas, the owner has entered into a registered Development Agreement vide Deed No-47//Dated - 15/12/2023, registered at the Dist Sub Registry office at Seraikella in respect of our land measuring 6.89 dec in mouza Asangi Thana No.- 131, Ward No.- 15(Old)/22(New), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa which is morefully described in the schedule hereunder with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ**.

Whereas, the executant has entered in the said Development Agreement with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ**.

Whereas, the based on demand terms of registered development agreement Deed No- 47// Dated 15/12/2023 registered at the Dist Sub registered office at Seraikella. I hereby execute this General Power of Attorney in respect of the schedule below land in favour of **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ** S/O Ashok Kumar, Grand son of - Arjun Roy, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, referred to as Attorney.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-4-

Kalpama Bhagat
15/12/23

NOW By these presents I hereby constitute **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ** S/O Ashok Kumar, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, as my true and lawful attorney to do the following act or acts, deed and things with respect of my landed property, morefully described in the schedule below in my name for my use and on my behalf that is to say;

Whereas, the land situated at mouza - Asangi , ANAC ward No- 15(0)/ 22 (N) , P.S. - Adityapur , Thana No- 131 , Khata No -33(0) , Plot No- 728(0) , Area-6.89 Dec. has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 2317, Dated- 20.11.2017, registered at District Sub Registry Office at Seraikela and mutated the same in her name in the office of C.O Gamharia vide mutation case no - 193/R27 2018-2019 dated - 11/06/2018. which is recorded in Register-II, Vol - 10, Page - 58, in the office of C.O Gamharia and paid rent thereof regularly.

And Whereas the said principal is the absolute and lawful owner of the schedule below land since after purchased and since then she is peaceful physical possessing over the same.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-5-

Kalpna Bhagat
15/12/23

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

- 1) To look after manage and supervise the schedule below property in my name and on my behalf.
- 2) To represented me in all courts, civil, criminal, revenue, appellate, collectrates, District Sub-Registry office or Registry office and all offices such as Municipal corporation and any other Govt. or Semi Govt. Offices is concerned.
- 3) To sign any plaint, written statement, letter, petition or any other proceedings and file the same before any court offices or appropriate concern under his signature.
- 4) To file suit or cases and to defend and contest the same on my behalf and compromise or withdraw suits, cases and to apply for certified copy or copies of depositions or judgment and to refer cases matters to arbitrate if necessary under his signature.
- 5) To enter into an agreement or agreements with one more intending buyer or buyers in respect of the structure over the schedule here under.
- 6) To engage lawyer, Advocate or Agent and sign Vaklatnama , Plaints, written statement and to verify them on my behalf and to purchase any stamp, court fees or Non judicial stamps and execute and decree or order under his signature.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-6-

Kalpana Bhagat
15/12/23

- 7) To advertise and negotiate for sale of the schedule below property or portion thereof to any purchaser, concern or party and to settle to sale value on my behalf.
- 8) To apply before the appropriate authority for obtaining electricity, power connection, water management, telephone connection and/or sewerage additional connection and for any further matter and appear over the schedule hereunder property.
- 9) To sign and execute the deed or transfer by sale and/or any other deed conveyance mortgage lease deed etc. in favour of any party/person concerned institute organist on financial institution etc. in respect of my schedule below property and to present such deed or deeds for represented before the registration authority and/or the officer competition the documents registration under the Indian registration Act and admit execution of the same for us and on our behalf to do acts, deeds and things for completing the registration of such deed and instrument and also endorse the registration receipt thereof.
- 10) And to act per the terms of the development agreement Deed No - *4711* Dated 15/12/2023, registered at the District Sub-Registry office at Seraikella.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-7-

Kalpana Brahat
15/12/23

We do hereby agree to ratify and confirm all acts lawfully done by my said attorney on my own as if done by me for all intents and purposes in respect of my property fully described in the schedule below:-

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 3000 Sq. ft.(6.89 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Holding no - 0220002020000MO.

Bounded By

North – 25ft Wide Road

South – Plot No 728(P) (Sumita Hazra)

East – Road

West – 25ft Wide Road

A trace map is attached herewith.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Scalpama Bhagat
15/12/23

-8-

Witnesses/Identifier

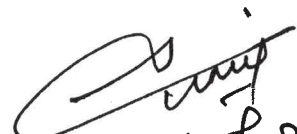
1. Mr. Manoj Pradhan
S/o Manoj Pradhan
OF Asansari Adityapur

Manoj Pradhan,
15/12/23

2. Ratilal Mahato S/o Anil Mahato
Vill - Hapuragare
P.S. - Serinucera

At the time of deed
15/12/23

Read over and explained the contents to the executants who after admitting the contents to be true put his hand in my presence


15/12/23

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Shalpana bhagat
15/12/23

-9-



Attested
Sumit Kumar
SUMIT KUMAR
DEED WRITER
Licence No. 3/2017
SERAIKELLA



Aditya Raj
15/12/23

**Signature, photo and left hand
Finger print of the attorney holder**



Attested
Sumit Kumar
SUMIT KUMAR
DEED WRITER
Licence No. 3/2017
SERAIKELLA

Shalpana Bhagat
15/12/23

**Signature, photo of
Identifier**

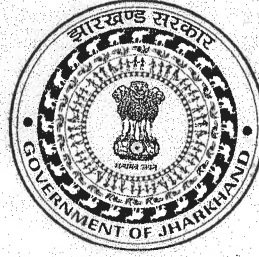
Certified that the parties whose photographs are affixed herewith is attested by me and the finger print of all the parties have taken by me.

Printed By
Sumit Kumar

Sumit Kumar
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA
15/12/23

4865

IV 284



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9a97da396872529bcdec

Receipt Date : 11-Dec-2023 11:48:41 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300158882

Office Name : SRO - Saraikela

Document Type : Power of Attorney

Payee Name : KALARJUN CONSTRUCTION PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR NITU PRABHA (Vendee)

GRN Number : 2320534512

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



:- For Office Use :-



Nitu Prabha
11/12/23

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Alwan Kumari

A.P.A Stamp 300 Adityapur

मुल्यांकन सूची में जोड़

दस्तावेज जांच

दस्तावेज में वर्णित मुद्रा
प्रतिबंधित सूची से

उपस्थापित दस्तावेज में लख्यकारी
की जाति... अंकित है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अन्तर्गत नहीं है।

Attested



SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. - 3/2017
SERA KELLA

Nutan Kumari
11/12/23



Nutan Kumari
11/12/23

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-2-

GENERAL POWER OF ATTORNEY

नियम-21 क अधीन ग्रहण
भारतीय स्टाम्प अधिनियम

(इण्डियन स्टाम्प एक्ट-1899)
अनुसूची-1 या 1 (क) से
अधीन यथावत स्टाम्प

स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं

...

...

...

This General Power of Attorney is made on this 11th day of December

here at Seraikella, **Between**

SMT. NUTAN KUMARI, W/o Shri Shailesh Kumar, Daughter of Bindeshwari Roy, by faith- Hindu, category - General (Non C.N.T) (does not covered under CNT ACT.1908), by Nationality- Indian, by occupation- Service, resident of - 234, Roy Rambriksh Path, Neharu Nagar, Boring Road, Patliputra, District- Patna, Bihar, (**Aadhar No - **** * 2342, Pan no - AVAPK 1636M.**)

do hereby nominate constitute and Appoint **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED**, (Company Pan no - **AAECK 1504E**) A Private Limited Company, having its registered office at Kalarjun Geen Enclave, Asangi, Adityapur, Dist-Seraikela-Kharsawan, represented through its Director **NITU PRABHA W/O Ashok Kumar**, by faith - Hindu, category- **General (Non C.N.T)**(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, (**Aadhar No - **** * 7793, Pan No - AQRPP 3911A**)

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Nitum Kumari
11/12/23

-3-

Whereas, the owner has entered into a registered Development Agreement vide Deed No-4575 Dated - 11/12/2023, registered at the Dist Sub Registry office at Seraikella in respect of our land measuring 4.59 dec in mouza Asangi Thana No.- 131, Ward No.- 14(Old)/22(New), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa which is morefully described in the schedule hereunder with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **NITU PRABHA**.

Whereas, the executant has entered in the said Development Agreement with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **NITU PRABHA**.

Whereas, the based on demand terms of registered development agreement Deed No- 4575 Dated 11/12/2023 registered at the Dist Sub registered office at Seraikella. I hereby execute this General Power of Attorney in respect of the schedule below land in favour of **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **NITU PRABHA** W/O Ashok Kumar, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, referred to as Attorney.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Nutem Kumari
11/12/23

-4-

NOW By these presents I hereby constitute M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED represented through its Director NITU PRABHA W/O Ashok Kumar, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, as my true and lawful attorney to do the following act or acts, deed and things with respect of my landed property, morefully described in the schedule below in my name for my use and on my behalf that is to say;

Whereas, the land situated at mouza - Asangi , ANAC ward No- 14(O)/ 22 (N) , P.S. - Adityapur , Thana No- 131 , Khata No -33(O) , Plot No- 728(O) , Area-4.59 Dec. has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 3208, Dated- 29.10.2018, registered at District Sub Registry Office at Seraikela and mutated the same in her name in the office of C.O Gamharia vide mutation case no - 1369/R27 2018-2019 dated - 28/12/2018. which is recorded in Register-II, Vol - 11, Page - 50, in the office of C.O Gamharia and paid rent thereof regularly.

And Whereas the said principal is the absolute and lawful owner of the schedule below land since after purchased and since then she is peaceful physical possessing over the same.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Audish Kumar
11/12/23

-5-

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

- 1) To look after manage and supervise the schedule below property in my name and on my behalf.
- 2) To represented me in all courts, civil, criminal, revenue, appellate, collectrates, District Sub-Registry office or Registry office and all offices such as Municipal corporation and any other Govt. or Semi Govt. Offices is concerned.
- 3) To sign any plaint, written statement, letter, petition or any other proceedings and file the same before any court offices or appropriate concern under his signature.
- 4) To file suit or cases and to defend and contest the same on my behalf and compromise or withdraw suits, cases and to apply for certified copy or copies of depositions or judgment and to refer cases matters to arbitrate if necessary under his signature.
- 5) To enter into an agreement or agreements with one more intending buyer or buyers in respect of the structure over the schedule here under.
- 6) To engage lawyer, Advocate or Agent and sign Vaklatnama , Plaints, written statement and to verify them on my behalf and to purchase any stamp, court fees or Non judicial stamps and execute and decree or order under his signature.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Nutan
Kumari
11/12/23

-6-

- 7) To advertise and negotiate for sale of the schedule below property or portion thereof to any purchaser, concern or party and to settle to sale value on my behalf.
- 8) To apply before the appropriate authority for obtaining electricity, power connection, water management, telephone connection and/or sewerage additional connection and for any further matter and appear over the schedule hereunder property.
- 9) To sign and execute the deed or transfer by sale and/or any other deed conveyance mortgage lease deed etc. in favour of any party/person concerned institute organist on financial institution etc. in respect of my schedule below property and to present such deed or deeds for represented before the registration authority and/or the officer competition the documents registration under the Indian registration Act and admit execution of the same for us and on our behalf to do acts, deeds and things for completing the registration of such deed and instrument and also endorse the registration receipt thereof.
- 10) And to act per the terms of the development agreement Deed No -4575, Dated 11/12/2023, registered at the District Sub-Registry office at Seraikella.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Nutan Kumari
11/12/23

-7-

We do hereby agree to ratify and confirm all acts lawfully done by my said attorney on my own as if done by me for all intents and purposes in respect of my property fully described in the schedule below:-

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 2000 Sq. ft.(4.59 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 14(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Holding no - 0220002019000MO.

Bounded By

North - Plot No 728(P) (Vandana Rani)

South -20Ft Wide Road

East - Road

West - 25ft Wide Road

A trace map is attached herewith.

Nutan Kumari
11/12/23

-8-

Witnesses/Identifier


1. Hrishant Pradhan
S/o Manoj Pradhan
of Asansi Near
Kani Mandir
Deogarh

Hrishant Pradhan
11/12/23

2. Rupal Mahato S/o Anil Mahato
Vill - Thepurgure
P.S. Seraikeela

Rupal Mahato
11/12/23

Read over and explained the contents to the executants who after admitting the contents to be true put his hand in my presence


11/12/23

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Nudeen Kumari
11/12/23

-9-



Nitu Prabha
11/12/23

**Signature, photo and left hand
Finger print of the attorney holder**



Nitin Singh Prasad Kumar
11/12/23

**Signature, photo of
Identifier**

Certified that the parties whose photographs are affixed herewith is attested by me and the finger print of all the parties have taken by me.

Printed By

Sumit Kumar Mukherjee
11/12/23

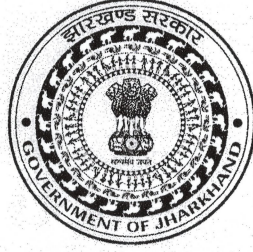
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Attested
Sumit Kumar Mukherjee
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Attested
Sumit Kumar Mukherjee
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

4928

IV 287



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 083bc8d50d40044d3d92

Receipt Date : 13-Dec-2023 12:04:31 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300161351

Office Name : SRO - Saraikela

Document Type : Power of Attorney

Payee Name : KALARJUN CONSTRUCTION PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR ADITYA RAJ (Vendee)

GRN Number : 2320571469

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



-: For Office Use :-



Sumita Hazra
13/12/23

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Sumita Hazra,

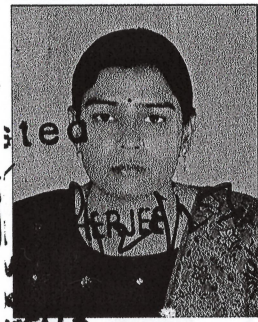
G.P.A Skand 2007 Adityapur

मुल्यांकन सूची में जोड़ दिया

दस्तावेज में वर्णित ...
प्रतिबंधित सूची से

दस्तावेज जांच एवं प्रमाणित

उपस्थापित दस्तावेज में लेख्यकारी
की जाति अंकित है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अन्तर्गत नहीं है।



Attested
SUMIT KUMAR
DEED
Licence
SERAIKELLA

Sumita Hazra
13/12/23
[Fingerprints]

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Sumita Hazra
13/12/23

-2-

नियम-21 के अधीन ग्राहक

GENERAL POWER OF ATTORNEY

भारतीय स्टाम्प अधिनियम

(इण्डियन स्टाम्प एक्ट-1899) के
अनुसूची-1 या 1 (क) के अन्तर्गत
अधीन यथावत स्टाम्प सहित
This General Power of Attorney is made on this 13th day of December
2023 here at Seraikella,

Between

SUMITA HAZRA, W/o Murlidhar Hazra , Daughter of Samir Kumar
Mukherjee , by faith- Hindu, category - General (Non C.N.T) (does not
covered under CNT ACT.1908), by Nationality- Indian, by occupation-
Service , resident of - Chilgu, Po- Chilgu, Ps- Chandil, District- Seraikella
Kharsawan , Jharkhand , (Aadhar No - **** * 3378 , Pan No -

AFVPH 9349M.) do hereby nominate constitute and Appoint M/S.
KALARJUN CONSTRUCTION PRIVATE LIMITED, (Company Pan no -
AAECK 1504E) A Private Limited Company, having its registered office at
Kalarjun Geen Enclave, Asangi, Adityapur, Dist-Seraikela- Kharsawan,
represented through its Director **ADITYA RAJ** S/O Ashok Kumar, Grand
son of- Arjun Roy , by faith - Hindu, category- General (Non C.N.T)(does
not covered under CNT ACT.1908), by occupation - Business, Permanent
Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present
Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District -
Seraikella - Kharsawan, Jharkhand, (Aadhar No - **** * 7476 , Pan
No - ESDPR 8999Q)

Recd

B-1000000

Aditya Raj

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Sumita Hazra.
13/12/23

-3-

Whereas, the owner has entered into a registered Development Agreement vide Deed No-4637 Dated - 13 /12/2023, registered at the Dist Sub Registry office at Seraikella in respect of our land measuring 3.44 dec in mouza Asangi Thana No.- 131, Ward No.- 15(Old)/22(New), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa which is morefully described in the schedule hereunder with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ**.

Whereas, the executant has entered in the said Development Agreement with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ**.

Whereas, the based on demand terms of registered development agreement Deed No-4637 Dated 13/12/2023 registered at the Dist Sub registered office at Seraikella. I hereby execute this General Power of Attorney in respect of the schedule below land in favour of **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ** S/O Ashok Kumar, Grand son of - Arjun Roy, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District ^S Seraikella - Kharsawan, Jharkhand, referred to as Attorney.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-4-

Sumita Hazra
13/12/23

NOW By these presents I hereby constitute **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ** S/O Ashok Kumar, by faith – Hindu, category– General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation – Business, Permanent Resident of – B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District – Seraikella – ~~Kharsawan~~, Jharkhand, as my true and lawful attorney to do the following act or acts, deed and things with respect of my landed property, morefully described in the schedule below in my name for my use and on my behalf that is to say;

Whereas, the land situated at mouza – Asangi , ANAC ward No- 15(O)/ 22 (N) , P.S. – Adityapur , Thana No- 131 , Khata No -33(O) , Plot No- 728(O) , Area-3.44 Dec. has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 3931, Dated- 15.12.2021, registered at District Sub Registry Office at Seraikela and mutated the same in her name in the office of C.O Gamharia vide mutation case no – 2241/R27 2021-2022 dated – 06.04.2022. which is recorded in Register-II, Vol – 18, Page – 32, in the office of C.O Gamharia and paid rent thereof regularly.

And Whereas the said principal is the absolute and lawful owner of the schedule below land since after purchased and since then she is peaceful physical possessing over the same.

Sumita Hazra
13/12/23

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

- 1) To look after manage and supervise the schedule below property in my name and on my behalf.
- 2) To represented me in all courts, civil, criminal, revenue, appellate, collectrates, District Sub-Registry office or Registry office and all offices such as Municipal corporation and any other Govt. or Semi Govt. Offices is concerned.
- 3) To sign any plaint, written statement, letter, petition or any other proceedings and file the same before any court offices or appropriate concern under his signature.
- 4) To file suit or cases and to defend and contest the same on my behalf and compromise or withdraw suits, cases and to apply for certified copy or copies of depositions or judgment and to refer cases matters to arbitrate if necessary under his signature.
- 5) To enter into an agreement or agreements with one more intending buyer or buyers in respect of the structure over the schedule here under.
- 6) To engage lawyer, Advocate or Agent and sign Vaklatnama , Plaints, written statement and to verify them on my behalf and to purchase any stamp, court fees or Non judicial stamps and execute and decree or order under his signature.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-6-

Sumita Hazra
13/12/23

- 7) To advertise and negotiate for sale of the schedule below property or portion thereof to any purchaser, concern or party and to settle to sale value on my behalf.
- 8) To apply before the appropriate authority for obtaining electricity, power connection, water management, telephone connection and/or sewerage additional connection and for any further matter and appear over the schedule hereunder property.
- 9) To sign and execute the deed or transfer by sale and/or any other deed conveyance mortgage lease deed etc. in favour of any party/person concerned institute organist on financial institution etc. in respect of my schedule below property and to present such deed or deeds for represented before the registration authority and/or the officer competition the documents registration under the Indian registration Act and admit execution of the same for us and on our behalf to do acts, deeds and things for completing the registration of such deed and instrument and also endorse the registration receipt thereof.
- 10) And to act per the terms of the development agreement Deed No.-
4637 Dated 13/12/2023, registered at the District Sub-Registry office at Seraikella.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-7-

Sumita Hazra
13/12/23

We do hereby agree to ratify and confirm all acts lawfully done by my said attorney on my own as if done by me for all intents and purposes in respect of my property fully described in the schedule below:-

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 1500 Sq. ft.(3.44 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Holding no - 0220002021000MO.

Bounded By

North - Plot no - 728 (P) (Kalpana Bhagat)

South - Plot No 728(P) (Ashok Kumar)

East - Road

West - 25ft Wide Road

A trace map is attached herewith.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Sumita Hazra
13/12/23

-8-

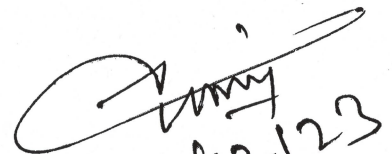
Witnesses/Identifier

1. Mr. Vijay Pradhani
S/O of Manoj Pradhani,
Asang, N.P.T. Adityapur.

2. Laxmi Mahato S/O Anil Mahato
Vill - Chapuragura
P.S. Seraiwella

शक्ति लाल महतो
13/12/23

Read over and explained the contents to the executants who after admitting the contents to be true put his hand in my presence

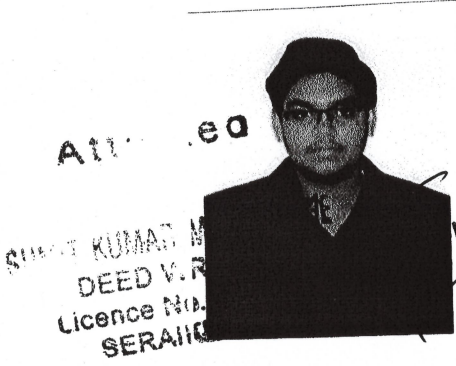

13/12/23

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIWELLA

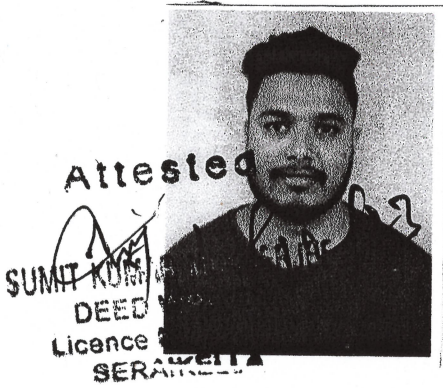
Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Sumita Hazra

-9-



Aditya Raj 13/12/23
**Signature, photo and left hand
Finger print of the attorney holder**



Sumit Kumar Mukherjee
13/12/23

Signature, photo of Identifier

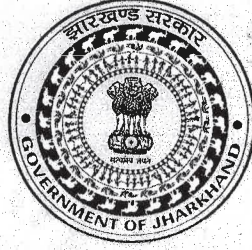
Certified that the parties whose photographs are affixed herewith is attested by me and the finger print of all the parties have taken by me.

Printed By *[Signature]*

Sumit 13/12/23
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

4930

IV 288



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 98d1a6e61e1ea26c0042

Receipt Date : 13-Dec-2023 12:15:36 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300161388

Office Name : SRO - Saraikela

Document Type : Power of Attorney

Payee Name : KALARJUN CONSTRUCTION PRIVATE
LIMITED REPRESENTED THROUGH ITS
DIRECTOR ADITYA RAJ (Vendee)

GRN Number : 2320572024

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



:- For Office Use :-



[Signature]
13/12/23

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Vandana Rani

G.P.A Stamp 100/- Adityapur

मुल्यांकन सूची से जीवित

दस्तावेज में वर्णित भाग
विधिबद्ध सूची से

दस्तावेज जीवित

उपस्थापित दस्तावेज में लेख्यकारी
की जाति... अंकित है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अन्तर्गत नहीं है।

13/12/23

attested
SUMIT KUMAR MISHRA
DEED
LICENSE N.
SERAIK



Vandana Rani
13/12/23



Vandana Rani
13/12/23

-2-

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

GENERAL POWER OF ATTORNEY

नियम-21 क अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम

This General Power of Attorney is made on this 13th day of December

here at Seraikella,

Between

VANDANA RANI, W/o Abhishek Singh , Daughter of Arbind Kumar , by
faith- Hindu, category - General (Non C.N.T) (does not covered under CNT

ACT.1908), by Nationality- Indian, by occupation- Housewife , resident of -
LIG 173, Housing Colony, Adityapur 2, Ps - R.I.T, District- Seraikella

Kharsawan , Jharkhand , (**Aadhar No - **** * 5481 , Pan No -**

BUGPR 6958B.) do hereby nominate constitute and Appoint M/S.

KALARJUN CONSTRUCTION PRIVATE LIMITED, (Company Pan no -

AAECK 1504E) A Private Limited Company, having its registered office at

Kalarjun Geen Enclave, Asangi, Adityapur, Dist-Seraikela- Kharsawan,

represented through its Director **ADITYA RAJ** S/O Ashok Kumar, Grand
son of- Arjun Roy , by faith - Hindu, category- General (Non C.N.T)(does
not covered under CNT ACT.1908); by occupation - Business, Permanent
Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present
Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District -
Seraikella - Kharsawan, Jharkhand, (**Aadhar No - **** * 7476 , Pan
No - ESDPR 8999Q**)

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Nandana Rani
13/12/23

-3-

Whereas, the owner has entered into a registered Development Agreement vide Deed No- 4638 Dated – 13/12/2023, registered at the Dist Sub Registry office at Seraikella in respect of our land measuring 4.59 dec in mouza Asangi Thana No.- 131, Ward No.- 15(Old)/22(New), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa which is morefully described in the schedule hereunder with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ**.

Whereas, the executant has entered in the said Development Agreement with **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ**.

Whereas, the based on demand terms of registered development agreement Deed No- 4638 Dated 13/12/2023 registered at the Dist Sub registered office at Seraikella. I hereby execute this General Power of Attorney in respect of the schedule below land in favour of **M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED** represented through its Director **ADITYA RAJ** S/O Ashok Kumar, Grand son of – Arjun Roy, by faith – Hindu, category– General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation – Business, Permanent Resident of – B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District – Seraikella – Kharsawan, Jharkhand, referred to as Attorney.

-4-

NOW By these presents I hereby constitute M/S. KALARJUN CONSTRUCTION PRIVATE LIMITED represented through its Director ADITYA RAJ S/O Ashok Kumar, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, as my true and lawful attorney to do the following act or acts, deed and things with respect of my landed property, morefully described in the schedule below in my name for my use and on my behalf that is to say;

Whereas, the land situated at mouza - Asangi , ANAC ward No- 15(O)/ 22 (N) , P.S. - Adityapur , Thana No- 131 , Khata No -33(O) , Plot No- 728(O) , Area-4.59 Dec. has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 2017, Dated- 16.07.2018, registered at District Sub Registry Office at Seraikela and mutated the same in her name in the office of C.O Gamharia vide mutation case no - 806/R27 2018-2019 dated - 20.09.2018. which is recorded in Register-II, Vol - 11, Page - 12, in the office of C.O Gamharia and paid rent thereof regularly.

And Whereas the said principal is the absolute and lawful owner of the schedule below land since after purchased and since then she is peaceful physical possessing over the same.

Vandana Rami
12/12/23

-5-

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

- 1) To look after manage and supervise the schedule below property in my name and on my behalf.
- 2) To represented me in all courts, civil, criminal, revenue, appellate, collectrates, District Sub-Registry office or Registry office and all offices such as Municipal corporation and any other Govt. or Semi Govt. Offices is concerned.
- 3) To sign any plaint, written statement, letter, petition or any other proceedings and file the same before any court offices or appropriate concern under his signature.
- 4) To file suit or cases and to defend and contest the same on my behalf and compromise or withdraw suits, cases and to apply for certified copy or copies of depositions or judgment and to refer cases matters to arbitrate if necessary under his signature.
- 5) To enter into an agreement or agreements with one more intending buyer or buyers in respect of the structure over the schedule here under.
- 6) To engage lawyer, Advocate or Agent and sign Vaklatnama , Plaints, written statement and to verify them on my behalf and to purchase any stamp, court fees or Non judicial stamps and execute and decree or order under his signature.

Vandana Rani
13/12/23

-6-

- 7) To advertise and negotiate for sale of the schedule below property or portion thereof to any purchaser, concern or party and to settle to sale value on my behalf.
- 8) To apply before the appropriate authority for obtaining electricity, power connection, water management, telephone connection and/or sewerage additional connection and for any further matter and appear over the schedule hereunder property.
- 9) To sign and execute the deed or transfer by sale and/or any other deed conveyance mortgage lease deed etc. in favour of any party/person concerned institute organist on financial institution etc. in respect of my schedule below property and to present such deed or deeds for represented before the registration authority and/or the officer competition the documents registration under the Indian registration Act and admit execution of the same for us and on our behalf to do acts, deeds and things for completing the registration of such deed and instrument and also endorse the registration receipt thereof.
- 10) And to act per the terms of the development agreement Deed No.-
4638 Dated 13/12/2023, registered at the District Sub-Registry office at Seraikella.

Vardana Rami
13/12/23

-7-

We do hereby agree to ratify and confirm all acts lawfully done by my said attorney on my own as if done by me for all intents and purposes in respect of my property fully described in the schedule below:-

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 2000 Sq. ft.(4.59 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Holding no - 0220001742000MO.

Bounded By

North - Plot no - 728 (P) (Ashok Kumar)

South - Plot No 728(P) (Nutan Kumari)

East - Road

West - 25ft Wide Road

A trace map is attached herewith.

Vandana Rani
13/12/23

-8-

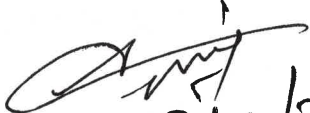
Witnesses/Identifier

1. Manoj Pradhan
S/O Manoj Pradhan
Asanji N.P. Adityapur.

2. Rashiya Mahato s/o Anis Mahato
Vill - Hathnagar
P.S - Seraike


श्री मन्मथ महतो
13/12/23

Read over and explained the contents to the executants who after admitting the contents to be true put his hand in my presence


SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Vandana Rand
13/12/23

Attested
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. 3/2017
SERAIKELLA



Aditya Raj
13/12/23



Aditya Raj

13/12/23

**Signature, photo and left hand
Finger print of the attorney holder**

Attested
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. -3/2017
SERAIKELLA



Sumit Kumar Mukherjee
13/12/23

Sumit Kumar Mukherjee
13/12/23

**Signature, photo of
Identifier**

Certified that the parties whose photographs are affixed herewith is attested by me and the finger print of all the parties have taken by me.

Printed By
Sumit Kumar Mukherjee

Sumit Kumar Mukherjee
13/12/23

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA