

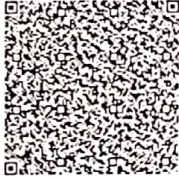


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH23847137949967R
Certificate Issued Date : 29-Nov-2019 03:06 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0133855947239528R
Purchased by : SANTANU GOPE
Description of Document : Article 48 Power-of-Attorney
Property Description : GPA
Consideration Price (Rs.) : 0
(Zero)
First Party : SANTANU GOPE
Second Party : NA
Stamp Duty Paid By : SANTANU GOPE
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

2019/JSR | 5286 /BK4 | 448

2019/89788
02.12.19



संतानु गोपे
21/12/19

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P.S. Birsanagar

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SANTANU G.
S N SARKAR
JSR COURT

भारत गणराज्य 21/12/19



महाराज साहब 6000 लीट
जल 464 लिटर/दिनांक 21/12/19
21/12/19

विषय 2 के अन्तर्गत...
48

विषय अन्तर्गत निम्नलिखित
21/12/19

-2-

21/12/19

GENERAL POWER OF ATTORNEY

Freeby 2006

E (111) 10,000

21/12/19

2 (111) 10,000

KNOWN ALL MEN BY THESE PRESENTS THAT, I, **SANTANU GOPE** (UID No.:- 6026 6923 7006 & PAN:- AHQPG6195F), Son of Late Gopal Gope, by faith - Hindu, by Caste-Gowala, by Occupation -Cultivation, Nationality - Indian, resident of Moharda, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Jharkhand, do hereby nominate, constitute and appoint to- **M/s. PRAVUJAGDISH REALTORS PVT. LTD.**, (PAN:- AAKCP7623F), a Private Ltd. Company incorporated under the Indian Companies Act 1956, having its Registered Office at 252 Co-operative Colony, Bokaro Steel City, Bokaro, Jharkhand and Head office at 1st Floor, B. N. Tower, Sradhanand Road, Ranchi, Jharkhand represented by its present Director **MR. GAJENDRA PANDEY** (UID No.:- 5659 4114 2091), Son of Sri Dhanjee Pandey, by faith - Hindu, by Caste Brahmin, by Occupation - Business, Nationality - Indian, resident of 382, Road No. 4C, Ashok Nagar, Ranchi, District Ranchi, Jharkhand, as my true and lawful attorney in respect of my schedule below landed property to do the following acts, deeds and things on my behalf, in my names that is to say:-

Contd...3/

21/12/19
-3-

WHEREAS, I am the sole and absolute owner of all that all that piece and Parcel of land measuring 0.06.10 Hectare, i.e. 15 Decimals, in New Plot No. 464, recorded under New Khata No. 6, corresponding to R.S. Plot No. 4432, recorded under R.S. Khata No. 24, of Mouza - Moharda, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, morefully described in the schedule below which I have purchased along with other land from its previous owner namely Binod Gour, Anand Gour and Suresh Gour all sons of Late Kandra Gour of Moharda, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, by means of Registered Sale deed, bearing Sale Deed No. 5705 (Sl.No.6767) Dated 26.08.2009, registered at Dist. Sub-Registry Office at Jamshedpur, which has been copied in Book No.1, Vol. No. 210, Pages 431 to 456, completion on 26.08.2009 and the aforesaid land more fully described in schedule below has been mutated in my name in the Office of the Anchal Adhikary (C.O.) Jamshedpur, vide Mutation Case No.927/2009-10, dated 19.10.2009 and as such my name has been noted in Vol. No. 2 Page No. 63, in Registered -II of the said Office as well as I am paying rent etc. for the same in my name by obtaining rent receipt from the said Office and since purchase I came in physical possession over the same and hold and possesses the same as absolute owner thereof without any interruption from any body.

AND WHEREAS, I along with my Attorney have entered in to a Development agreement on 02/12/2019, bearing Deed No. 4827, registered at District Sub-registry Office at Jamshedpur and as per the terms of said development agreement, I do hereby appointed to- **M/s. PRAVUJAGDISH REALTORS PVT. LTD.**, a Private Ltd. Company incorporated under Indian Companies Act 1956 represented by its present Director **MR. GAJENDRA PANDEY** as my true and lawful attorney to do the following acts, deeds and things on my behalf, in my name, that is to say:-

1. To Look after and manage in the said property and to represent me at all courts, civil, criminal, revenue, appellate, collectorate, District

21/12/19

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or Sub- Registry Office, all Offices government or semi - Government Office, D.C. JUSCO, C.O., B.D.O., including the office of J.N.A.C. office or other Offices where may be necessary.

2. To sign any plaint/s, written statement, letter, petition or any other proceeding and file the same in any court Office or appropriate authority concerned with respect to schedule below property;

3. To prosecute or defend any suit or proceedings in civil, revenue or any other court or office in connection with the property described in the schedule below or portion thereof and for that purpose to sign plaint, written statement, petition, application and verify the same swear affidavit and my said attorney is authorized to engage lawyer, advocate, solicitor and sign Vakalatnama in my name and on my behalf and to prosecute or defend such suit or proceeding/s in original, appellate or divisional court up to the apex court of the country and execute any decree and for the purpose to sign and verify the execution petition and to compromise petition and file the same in the court and make statements on our behalf in such suit or proceeding/s.

4. To take all possible care and steps and legal charges, for the general management of the schedule below property and to protect my legal interest thereto.

5. To sign and swear any affidavit and to give evidence in any court office as may be necessary on my behalf and to purchase non- judicial stamp paper, Court fee etc.

6. To pay rent and other charges in respect of the schedule below property and my said attorney also empowered to pay tax, rent, other taxes to the concern authority and obtaining necessary receipt in my name or in my behalf.

2/12/19
2/12/19

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And I do hereby agree to ratify and confirm all acts, deeds and things done by my said attorney as if done by me for all intents and purposes in respect of my schedule below property.

SCHEDULE

ALL THAT PIECE and Parcel of land measuring 0.06.10 Hectare, i.e. 15 Decimals, in New Plot No. 464, recorded under New Khata No. 6, corresponding to R.S. Plot No. 4432, recorded under R.S. Khata No. 24, of Mouza - Moharda, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, District Sub-Registry Office at Jamshedpur, which is bounded as follows :-

- NORTH : Nij;
- SOUTH : Nij;
- EAST : Road;
- WEST : Plot No. 471;

IN WITNESS whereof I have hereunto set my hand on this General Power of Attorney on this the 2nd day of Dec. 2019, at Jamshedpur;

Read over and explained the contents of this documents to the executants, who admits the same to be true and correct.

[Signature]
2/12/19

Witnesses :-

- 1. SURA'S GOPE S/O AYODHYA GOPE
ADD - MOHARDA, P.S. - BIRSANAGAR, JAMSHEDPUR, JHARKHAND
- 2. *[Signature]*

21/12/19

-7-

TYPED BY:-



J.S.R. COURT.

DRAFTED BY :-



ADVOCATE. J.S.R. COURT.

ATTORNEY



Advocate J.S.R. Court



Certified that the finger prints of the left hand and photograph affixed in this Deed of the each person have been obtained before me .

Advocate

21/12/19

आधसुचित क्षेत्र जसरादपुर

ई संख्या - 17

चादर संख्या - 2

राजस्व थाना - घाटशाला

जिल्हा - सिद्धम

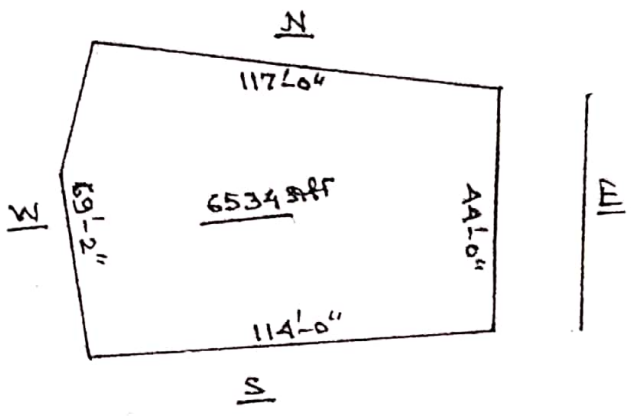
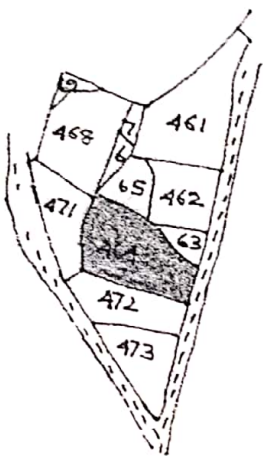
पैमाना - 1 से.मी. = 20 मी.

सन् - 1989-90 ई.

काल रंग चिह्नित प्लॉट नं 464 रकबा 0.0610 Hectar 15 Decimal 6534 Sqft
श्रवाता नं - 6 R.S plot no 4432

Boundary:-

- NORTH - vendor Nij
- SOUTH - vendor Nij
- EAST - Road
- WEST - plot no 471



मंगल रंजण



N.N. Raut Land Surveyor
Amin Raut

Nityananda Raut
Mangal SIR

Leader

JAMSHEDPUR(NAC), JAMSHEDPUR(NAC)

HOLDING TAX DEMAND
(THIS IS NOT PAYMENT RECEIPT)

Department / Section : Revenue Section
Account Description : Holding Tax & Others
Assessment Type : New Assessment
Property Type : Vacant Land

Ward No : 1

SAF No. : SAF562808281119053532

Print Date Time : 28-11-2019 17:37

Name : Santunu gope
Gurdian Name : C/O:-
Address : Moharda, p-s - birsanagar, Thana No- 1200, town - jsr , , -
MOB : 9431524989 [To Update please call free 18001212241 or +91-651-7145511]

21/11/19

Yearly Tax Details		
ARV	Effect From	Yearly Tax
0	1/2016-2017	908.00

From	Upto	Arrear Amount	Current Amount	Additional Tax	Penalty	Advance Amount	Total Dues
FY : 2016-2017 QTR : 1	FY : 2019-2020 QTR : 4	2,724.00	908.00	0.00	2,684.00	0.00	6,316.00
Total Demand		6,316.00					

Total Demand (In Words) : Six Thousand Three Hundred and Sixteen Rupees Only

Note:-

- Avail 5% rebate on yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year . After 30 June Penalty @1% Per Month will be levied.
- This is only demand and not Payment Receipt .(यह भुगतान नहीं, मांग रसीद है।)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. 18001212241 or +91-651-7145511

For Details Please Visit : udhd.jharkhand.gov.in
or Call us at 18001212241 or +91-651-7145511

Issued by : JAMSHEDPUR(NAC)

In Collaboration With
Sparrow Softech Pvt. Ltd

Date of Application for the copy: 19/10/19
 Date fixed for the requisite stamp & folios: 19/10/19
 Date on which the copy was ready for delivery: 22/10/19
 Date of making over the copy to the applicant: 22/10/19

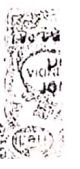
FOLIO NOT AVAILABLE

संख्या नं. 535

पंजीकृत संस्था का नाम और उसकी संख्या: ...
 पंजीकृत संस्था का नाम और उसका संख्या: ...
 पंजीकृत संस्था का नाम और उसका संख्या: ...

संज्ञिक संख्या	संज्ञिक संख्या का नाम और संख्या	संख्या		संख्या	संख्या	संख्या	संख्या	संख्या	संख्या	संख्या
		संख्या	संख्या							
1
6

...



Date of Application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamp & folios	Date on which the copy was ready for delivery	Date of making over the copy to the applicant
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FOLIO NOT AVAILABLE

रकबी प्रतिलिपि अतिरिक्त खतिवचन के खसरा संख्या वार्ड सं. 01/31 जमशुमार अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।

खसरा नं. 6/..... परतगा तौली सं.

खतिवचन की सं. सं. 0

खतिवचन की सं. सं. 0	अभिप्रायी का नाम जिला का नाम जारि और निवासर	खसरा संख्या		मूची का स्वरूप	रकबा हे० आर० सं०	अनुमति	हर मरदानी लगान वाले हरेक प्लॉट के सामने बतार कि उस पर कब्जा कैसे है		(1) अधिप्रायी रयत कर हैसियत और कब्जे की अवधि। (2) लगान किस प्रकार निवृत किया गया, अगलेही (प्रयोजित हो तो विशिष्टियां) (3) कोई विशेष शर्त और अनुपगत बात यदि हो।
		खसरा संख्या	चौहत्ती				सालस पदाधिकारी द्वारा अभिलिखित लगान।	दस्तावेस उचित लगान यदि हो	
1	2	3	4	5	6	7	8	9	10
6/	का-एल-गोड- फ. 5	6	-5-	मरदानि खसरा खसरा 4118	0.01.60	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	
		247		मरदानि खसरा खसरा 4118	0.00.30	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	
		248		मरदानि खसरा खसरा 4118	0.00.30	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	
		265		मरदानि खसरा खसरा 4118	0.05.10	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	
		810		मरदानि खसरा खसरा 4118	0.04.60	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	
		813		मरदानि खसरा खसरा 4118	0.07.20	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	
		830		मरदानि खसरा खसरा 4118	0.00.20	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	
		a		मरदानि खसरा खसरा 4118	0.01.00	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	
		b		मरदानि खसरा खसरा 4118	0.01.30	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	
		c		मरदानि खसरा खसरा 4118	0.01.30	मरदानि खसरा खसरा 4118	सालस पदाधिकारी द्वारा अभिलिखित लगान 1	दस्तावेस उचित लगान यदि हो 1 लगान 2 सेस	

Date of Application for the copy	Date of delivery of the requisite stamp & folios	Date on which the copy was ready for delivery	over the copy to the applicant
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FOUO NOT AVAILABLE

रखी प्रतिलिपि अंतिम प्रकाशित खरियान के संवत् संख्या

खार नं० 6/13/17, गाई सं० 13, पत्रसंख्या अतिरिची शत्र, किंवा पूरी किंवापूर।

अतिवार्ता की संख्या	अतिवार्ता का नाम किता का नाम जाति और पितास	संख्या		संख्या है० आर० सं०	अभ्युक्ति	नियमों के अंतर्गत		अतिवार्ता की संख्या
		संख्या	संख्या			नियम 1	नियम 2	
1
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प्रतिनिधिक

दस्तावेजिया

Certified to be True Copy
1030 Clauses to the Stationery of the
Indian Evidence Act, 1872

1030 Clauses to the Stationery of the
Indian Evidence Act, 1872