

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-JH23847137949967R

: 29-Nov-2019 03:06 PM

: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES

: SUBIN-JHJHSHCIL0133855947239528R

: SANTANU GOPE

: Article 48 Power-of-Attorney

(Zero)

: SANTANU GOPE

: SANTANU GOPE

(One Hundred only)



Please write or type below this line-12019 TSR | S286 BK4 448



0005556271

Rechiebb E/111/10,000

2 (219) Domy

KNOWN ALL MEN BY THESE PRESENTS THAT, I, SANTANU GOPE (UID No.:- 6026 6923 7006 & PAN:- AHQPG6195F), Son of Lales 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 Cooperative 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/

त्राहत मुल्मे १ २११२१३

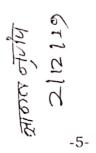
WHEREAS, I am the sole and absolute owner of all that all that piece and Parcel of land measuring 0.06.10 Hectare, i.e. 15 Decimals, in New Plot No. 464, recorded under New Khata No. 6, corresponding to R.S. Plot No. 4432, recorded under R.S. Khata No. 24, of Mouza - Moharda, Survey ward No. 17. J.N.A.C. 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. Sany 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.

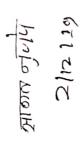
1. To Look after and manage in a hindred property and to represent the mail courts, civil, criminal, account appellate, collectorate, District

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:



- 7. To contest and /or compound and or compromise any suit or case with the opposite party in respect of the said property or part thereof on such terms as my attorney may thinks, fit and proper.
- 8. To advertise and negotiate for sale of developer area (i.e.60 % of developer allocation area) constructing units, i.e. flats, parking space etc. or any portion to any purchaser, concern, purchaser/s or party and to settle the sale value thereof and to enter into a contract/agreement with the various buyer/s on such terms and conditions as my above attorney thinks fit and proper and the attorney will have the right to receive the consideration amount in respect of its/ attorney's share of flats, parking space, etc. as per the terms of Development agreement
- 9. To apply and obtain certified copy of the order decree or judgment passed by any court or office for record and reference and /or to refer the same for higher arbitration of appeal against order of the lower court or office.
- 10. To obtain necessary permission or necessary clearance for construction of multistoried building over the schedule below land from its concerning authority/es and to construct multistoried building over the schedule below land and have also right to take Electricity Connection, water connection from any competent organization/Authority/concerns on behalf of said multistoried building.
- 11. To sign and execute any deed i.e., sale, transfer, conveyance, contract, release mortgage, or any document or documents in respect of said constructing unit/s its developer share over the schedule below property on such terms as mentioned in the said Development agreement my said attorney shall thinks fit and proper and present the same in any registrar, Sub-Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same for me and on my behalf and to do all other act and formalities a more set the term are appropriate to registrate.



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 Nii;

EAST Road;

WEST Plot No. 471;

IN WITNESS whereof I have hereunto set my hand on this General Power of Attorney on this the 200 day of 2019, at Jamshedpur;

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

Witnesses: - Sugar I. SURA I GOPE SO AN CODAYA GOPE

ADD - MORERDOR, P-S- SILKSAMAGINA, JAMENI OPER JHADWAR

Plato MOTE

-7-

TYPED BY:-

J.S.R. COURT.

DRAFTED BY :-

ADVOCATE. J.S.R. COURT.

ATTORNEY



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 2/12/19

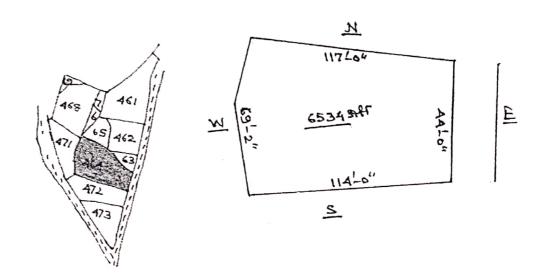
्र शाबस्य थाना - ह्या टियान्डा व्रावस्य थाना - ह्या टियान्डा

जित्हा - सिंह्युम वीमाना - १२े:मी: = २०मी: सन् - १९८९ - ९० ई:

ह्वाता न०-6 R.S Plot no 4432

Boundary :-

North-Venderniz South-Venderniz EAST- Road WEST- Plotho 471





N.N. Raut Land Surveyor.
Amin offaut
Nutyananda Raut
Many of SiR

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]

 Yearly Tax Details

 ARV
 Effect From
 Yearly Tax

 0
 1/2016-2017
 908.00

From	Upto	Arrear Amount	Current Add	ditional (Penalty	Advance Amount	Total Dues
FY : 2016-2017 QTR :	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 Rupe	es Onl	У		

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 Sofiech Pvt. Ltd.

3.16		_	खतियान की क्रम संo		Stamps and	Date of Application th
- 1)12H21/6-11	100 - 1-6 - 100 -		अभिधारी का नाम भिता का नाम जाति और निवास		folios क्षेसरा संख्या	Date fixed for Control of the requisite of
, <u>.</u>	1	ω	धेसरा . संख्या		15/16/19 1 53 5 1 346 13	Control of the contro
	कार कार के किया किया के किया के किया के किया के किया के किया किया के किया के किया के किया के किया के	4	क्षेत चहरी	थाना सं ०	p & folios was	16
	ति ती की की की	5	भूमी स्र	9	Date on which the copy was ready for delivery २-१/। हो । हे जमशेदगुर अधिसुधी क्षेत्र, हि	はあると
m & & & 3	0111.0	6	रवना है० आर० सं०	ताजी स०	opy overthe copy to the applicant 22/18) 9	
1 16111 A4 146 121610	म्याम् क्राप्ट्रा स्ट्राय्ट्र्य्ट्राय्ट्र्य्य्ट्र्य्य्य्ट्र्य्य्ट्र्य्य्य्ट्र्य्य्ट्र्य्य्य्ट्र्य्य्य्य	7	अग्युक्ति		9 0 D/D	
1 1 1/2 1	1 年 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8	गैर नगदी लगान सामने बताए कि व राजस्व पद्मीध्कारी इतर अभिनिश्चेत लग्मन।		WON O	
		9	रेर नगदी लगान याले हरेक प्लाट के सामने बताए कि उस पर करूना केसे है प्रदायिकारी बन्दोबस्त छवित लगान मीनेरिकेत यदि हों रगान। 1 लगान 2 सेस	स्वत्वाद्यारी का नाम मध्यवर्ती भू-स्वामी का नाम		
		10	(1) अधियोगी रेचल कर हैसियल और कम्ब्रे की अविधा (2) लगान किस प्रकार नियल किया गया, आरोही (प्रोप्रेसिय हो तो विशिष्टियों) (3) कोई विशेष शर्त और अनुषगत जल यदि हो।	स्वत्वाधारी का नाम और उसकी खेवट संख्या मध्यवर्ती भू-स्वामी का नाम और उसका खेवट संख्या चदि हो		

	000		खतियान की इम सं o	गाँव थाना	FOLIO NOT AVAILABLE REEL মহানিটি আনিদ মকাহিনে অ স্থানে দিল্লী	Date of Application for the copy
12 24 24 24 24 24 24 24 24 24 24 24 24 24	भीड मेर की संवीदार्ग वित्र के मुस्ति मार्ग प्रमा की मंत्री मेर्ग	2	अभिधारी का नाम पिता का नाम जाति और निधास	मोडत्त्वा प् पट्टी	तियान के	ixed for notifying quisite number of nps and folios
13 63 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		w	हे संस्था संस्था	परणना	ः क्षेत्रच संख्या जन्ने संव्या क्षेत्रच्या अभित्या प्रतिस्था स्थापना अभित्या स्थापना स्थापना स्थापना स्थापना स्थापना स्थ	Date of delivery of the requisite stamp & folios
	A THE SALL SALL SALL SALL SALL SALL SALL SAL	4	केत करी	याना सं०		
	होमारीन	5	भूमी का स्वरूप	ah ah	पशेदपुर अधिसूची क्षे	Date on which the copy was ready for delivery
25.50.0 25.50.0 20.00.0 09.00.0 09.00.0 09.00.0 09.00 09.00 09.00 09.00	08.81.0	6	रक्य हे० आर० सं०	तीजी सं०	a, जिला पूर्वी सिंहभूम	over the copy to the applicant
11. 12. 12. 12. 12. 12. 12. 12. 12. 12.	2) 210 C	7	अन्युक्ति		3	ा हाज
	10.5 Just 10.5 J	co	गैर नगदी लगान व सामने बताए कि उ राजस्व पदाधिकारी इात अभिनेदिचेत समान।			S NOK
		9	गैर नगदी लगान वाले हरेक प्लाट के सामने बताए कि उस पर कब्बा केती है । पदाधिकारी बन्दोबस्त जीवत लगान प्रदेश समान। 1 लगान 2 सेस	स्वत्वाचारी क्रूनामः मध्यवर्ती मू-रद्भमी की नाम		
		10	(1) अधियोगी रेयत कर हैसियत और रुब्जे की अयाँक्षे। (2) लगान क्रिस प्रकार नियत क्रिया गया, आरोडी (प्रोप्रेसिय हो तो विशिष्टियों) (3) कोई विशेष शर्त और अनुपंत्त बात यदि हो।	स्वताचरी द्रम् नाम और उसकी खेवट संख्या मध्यवर्ती म्-रबर्मी को नाम और उसका सेट्ट संख्या चरि हो निर्देश निर्देश		Second and survey of the surve

FOLIO NOT AVAILABLE रची प्रतिक्षि अतिष प्रकाशित खतियान के खेसरा संख्या

ज्ञाकल नृजीप

SIGN TO SOLUTION OF THE STATE OF THE SOLUTION	स्त्रात्ता के कि	TaskoJ.S	, a	्वर्ड सं०रे.डे समशेटपुर अधिसूधी क्षेत्र, जिला दूरी शिंहमूम। राजना सोजी सं०	चिता पूर्वी शिंहभूम। संo			स्वत्वाधारी का नाम र मध्यवर्ती भू-स्वाभी कर नाम र	स्वत्वाचारी का नाम और उसकी खेवट संख्या मध्यवर्ती भू-स्वाभी का नाम और उसका क्षेवट संख्या वदि हो
खियान की अम्र सं o	કામિયાપી અ વાપ પિસા કર વામ સાત્રી ક્ષેપ નિવાસ	अंदर्भ	क्षेत्र चारची चारची	स्य अर्थ	सं० हे० आर० स्ट्रा	લ મ્યુતિ	र्मर नगरी समान र समने बताए कि व राजस्य पद्मिकारी इत्तरा अभिनिधेत समान ।	शूर नगदी लगान वादी हरेक प्लाट के सामने बताए कि उस पर कन्या केसे हैं । पद्मिकारी बन्दीबंस्त उदित लगान अभिनेश्चित गदि हो नगन ।	(1) अधियोगी रेवल कर हे विचल और कब्बे की अवधि। (2) लगान किस प्रकार निवल किया गया, आरोही (पोप्रेटिय हो हो धियोषियी) (3) कोई विशेष रहतें और अनुषंगत बात वाँदे हो।
1.	22	S	4	O)	Gi	7	ω.	9	. 10
0.3		34 35 36 38 38 38 38 38 38 38 38 38 38 38 38 38			0.00.30 0.00.30 0.00.30 0.00.30 0.00.30	1000 - 34.00 -	11 11 11 11 11 11 11 11 11 11 11 11 11		

		खतियान की क्रमसंo	गृह्म धाना	FOLIO NOT AVAILABLE कच्ची प्रतिक्षेत्र थे अंतिम प्रकारित थे खादा नेव	Date of Application for the copy
2 sold of the second of the se)	अभिद्यारी का नाम पिता का नाम जाति और निवास	मोहल्ला पट्टी	तियान के खेसरा संज्या	eed for notifying usite number of ps and folios
5 /8 28 8/ 53/ 6/8 A/ 5/ 6	ω ·	सेतरा संख्या		वार्ड सं० <i>! ज़े</i>	Date of delivery of the requisite stamp & folios
क्षिप्र हैं जिसके के जिसके के जिसके के जिसके के जिए जिसके के जिसक	4	व वहरी	थाना सं०	जम	
The line of the li	σ	संक्ष		्रजमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम। तोजी संo	Date on which the copy was ready for delivery
0 0 0 0 0	o	रक्या हे० आर० सं०		जिला पूर्वी सिंहभूम। संo	Bate of mading over the copy to the applicant
1.45.21.46 1.45.31.46.5 1.45.52.46.5 1.45.55.40.5 1.45.55.40.5 1.45.55.40.5 1.45.55.40.5 1.45.55.40.5 1.45.55	7	अम्युक्ति			
10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	o.	सामने बताए कि उस पर कब्जा कैसे हैं राजस्व पदाधिकारी बन्दोबस्त उपि द्वारा अभिनिश्चित पदि हें तगान। 1 लगान 2	ौर नगदी लगान वाले हरेक प्लाट के		
	9	स पर कब्जी कैसे हैं बन्दोबस्त उचित लगान यदि हो 1 लगान 2 सेस	ले हरेक प्लाट के	स्वत्वाघारी का नाम उ मध्यवर्ती भू-स्वामी का नाम उ	
	10	(2) लगाना अवस्ता है। (प्रोग्नेसिय हो तो विशिष्टियों) (3) कोई दिशेष शर्त और अनुषंगत बात यदि हो।	(1) अधियोगी रेयत कर हैसियत और कब्जे की अविधे।	स्वत्वाधारी का नाम और उसकी खेवट संख्या मध्यवर्ती भू-स्वामी का नाम और उसका खेवट संख्या यदि हो	

			6/2	खतियान की क्रम सं o	गाँव थाना	FOLIO NOT AVAIL ABLE रूच्ये प्रतितिपि अतिम प्रकाशित ख खात्व ने०. हि	Date of Application for the copy
			2 12316	अभिधारी का नाम पिता का नाम जाति और निवास	मोह्न्त्ता पट्टी	FOUO NOT AVAIL ABLE रच्यो प्रतिक्षिप अतिम प्रकाशित खतियान के खेसत संख्या खादा ने०. ८यार्ड सं०	usite number of ps and folios
प्रतिलिपिक	38		831	क्षेत्रया मंख्या • क्षेत्रया	- \	4.1	Date of delivery of the requisite stamp & folios
तुल्ला ह		16 150 P. J.	-4160 2 -45H - 5	मंतरदी भूमी जा स्वरूप	तीजी सं०	८पमशेटपुर अधिसूची क्षेत्र, जिला सूची सिंहभूम।	Date on which the copy was ready for delivery
	2.15:50	No.	0.00.20	खन्म हे० आर० सं०	संठ	जिला पूर्वी सिंहभूम।	the applicant
Certifi tead Cl			र्भास्ट अस्ट अस्ट आस्ट अस्ट	अभ्युक्ति			
Certified to be True (AP)	सस कार्या सम्बद्धियाः इतिक सिक्टियाः	1. 26.55 PH		सामने बताए कि उस पर कब्बा के में है राजस्य पदाधिकारी बन्दोबस्त डिव द्वारा अभिनिश्चेत पदि हो तथान। 1 तथान 2 सेस			
		अलाने सम	45 58/511 164 58/511	बर्कना केते हैं बच्चोबस्त डिपत लगान पदि हो 1 लगान 2 सेस	स्वत्वाधारा का नाम अ मध्यवर्ती भू-स्वामी का नाम अ		
कि सहार नहीं हैं हैं हैं के स्थान के अन्य के स्थान के		JUNES OF JUNES OF THE PAGE SE	क्रिया नी होता है। क्रिया के क	(2) लगान किस प्रकार नियत किया गया, आरोडी (प्रोग्नेसिय हो तो विशिष्टियों) (3) कोई विशेष शर्त और अनुष्पात बात यदि हो ।	स्वताधार्यं का नाम और उसका खेबट संख्या यदि हो मध्यवर्ती भू-स्वामी का नाम और उसका खेबट संख्या यदि हो	יייייייייייייייייייייייייייייייייייייי	ie e