



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 722688

29/5/23

certified that the documents is
admitted to Registration. The
signature sheet and the
endorsement sheets attached
with this document are the part
of this document.

Registration No. 7(8) of Act.
xvi of 1908 Purulia (W.B.)

29/05/23

Prafull Chandra Dayalji Meghani

Rashmi Meghani

Nitin Meghani

Girish Meghani

Anup Kumar Gupta

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT We, 1) PRAFULL CHANDRA DAYALJI MEGHANI (AADHAAR No. 2229 9928 9382, PAN: ABSPM2720L) son of late Dayalji Meghani, 2) RASHMI MEGHANI (PAN: CLSPM6529F, AADHAAR No. 6086 0816 9772) wife of Late Hasmukh Dayalji Meghani, 3) NITIN MEGHANI (AADHAAR No. 3066 2317 5893, PAN: ANOPM2271J), 4) GIRISH MEGHANI (UID No. 6968 3442 7480, PAN: ABLPM7518F) both son of Late Manohar Lal Dayalji Meghani, all by faith Hindu, by Nationality Indian, by occupation No.1, 3 & 4 Business and No.2 Household affairs, all resident of H.No.11, Contractor's Area, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State- Jharkhand, Pin: 831001, Presently residing at B B Das Road Purulia, P.O. Purulia, P.S. Purulia(T), Dist. Purulia, W.B. Pin 723101
No. 3 is resident of 1B, Shyam Bose Road, Flat 2A, Chetla, Alipore, Kolkata, West Bengal, 700027.

Q. No. 1370315/23

Prafull Chandra Dayalji Meghani

(2)

Rashmi Meghani

Nitin Meghani

Girish Meghani

Anup Kumar Gupta

do hereby Constitute, Nominate and Appoint M/S. **BINDAL HOMES, Pan No. AAUFB 7960J**) a Partnership Firm duly registered under the Partnership Act, 1872 having its Office at Shanti Hari Abasan, Basement, 1, Inner Circle Road, Bistupur, Jamshedpur, represented by its Partner **ANUP KUMAR GUPTA (UID No. 4389 8454 7697)**, son of Shankar Lal Gupta, by faith Hindu, by occupation Business, by Nationality Indian, resident of Holding No.1, Shanti Hari Abasan, Bistupur, Jamshedpur, District East Singhbhum, Jharkhand, as our true and lawful attorney to do the following acts, deeds and things in respect of our schedule below property in our name and on our behalf;

WHEREAS, Holding No.11, Contractors Area, Bistupur having total land measuring 14.2 Decimals approx. situated at Mouza Bistupur, Contractors Area within P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, fully described in the schedule below, has been sub-leased in the name of Manohar Lal Dayalji Meghani, Hasmukh Dayalji Meghani and Sri Prafull Chandra Dayalji Meghani (the Executant No.1) by M/s Tata Steel Ltd. (Tisco) vide Letter No. LAND/1218, dated 20th April, 2015 and have been in peaceful possession over the same;

AND WHEREAS, the aforesaid Hasmukh Dayalji Meghani died leaving behind his wife Smt. Rashmi Meghani (Executant No.2), two daughters Sohini Abhat and Saloni Meghnai and one son Shripal Meghani as his legal heirs and successors and said Manohar Lal Dayalji Meghani died leaving behind his two sons namely Nitin Meghani (Executant No.3) and Girish Meghani (Executant No.4) and one married daughter Nutan as his legal heirs and successors;

AND WHEREAS said two daughters Sohini Abhat and Saloni Meghnai and one son Shripal Meghani of deceased Hasmukh Dayalji Meghani and said one married daughter namely Nutan of the deceased Manohar Lal Dayalji Meghani being as their legal heirs and successors relinquished their right, title and interest in favour of the Executants and the same has been accepted and acknowledged by the Tata Steel Ltd. and recorded the name of Executants in its record vide Letter No. 1251 dated 17th April, 2023;

AND WHEREAS, now we the Executants are the absolute owners of the aforesaid Holding and have been in peaceful physical possession over the same without any interruption from any corner;

Prapti Chandra Jayanti
Meghani

(3)

Rashmi Meghani

Nitin Meghani

Girish Meghani

Anup Kumar Gupta

AND WHEREAS We the Executants, are unable to look after our aforesaid property fully described in the schedule below personally, as such we hereby empower our said Attorney Bindal Homes, through its Partner **Anup Kumar Gupta**, to do the following acts, deeds and things, in respect of our schedule below property on our behalf, in our name and for our use that is to say:-

- 1) To look after, manage and supervise the schedule below property in our name and on our behalf.
- 2) To represent us in all courts, Civil, Criminal or Revenue whether Original or Appellate up to the Apex Court of India, and also in all Central/State Govt. Office and M/s Tata Steel Ltd., Jamshedpur JUSCO, JNAC, C.O, Police Station, Fire Brigade, Registering Authority including District Sub-Registrar, Jamshedpur, other Government and Semi-Government and to take all lawful timely steps to protect and safeguard our right and interest over the schedule below property, on our behalf.
- 3) To pay ground rent, M. C., electricity, water and/or other charges in respect of the Schedule below property to Tata Steel/JUSCO and/or Government or appropriate authority in our name and on our behalf in respect of the said immovable property.
- 4) To apply for and obtain necessary permission and approval from the Government, JNAC, and Tata Steel/Jusco for and/or in connection with respect to our said immovable property and shall accordingly do or act necessary work over the said holding or part thereof.
- 5) To enter into Agreement for conveyance with the intended person/s or party for the schedule below property and to settle the terms and conditions as may be mutually agreed upon on our behalf as our Attorney shall think proper.
- 6) To take all steps for safeguard our interest thereto and to file any suit or case and/or to defend any suit or case and to appoint Advocate, legal representative and to verify, sign and submit any paper, Drawing/Plan, show-cause, documents under conveyance, agreement, undertaking, Indemnity Bond, Vakalatnama, other papers etc. and to place the same before any such office or department and to give evidence on our behalf.

Pradip Chandra Dasgupta, Meghani

(4) Rashmi Meghani

Nitin Meghani

Prishith Meghani
Anup Kumar Gupta

- 7) To apply and obtain certified-copies of all papers, documents, deeds from the concerned authority or other offices, and order, decree and judgment passed by any court or office for record and reference and/or to refer the same for higher arbitration or appeal in Higher Court, High court, Apex, Tribunal etc., against order of the Lower court and office.
- 8) To contest and/or compound and/or compromise any suit or case with the opposite party in respect of the schedule below property or any part thereof on such terms and conditions as our said attorney may think fit and proper.
- 9) To sign and execute the sale deeds, deed of conveyance, transfer deeds, deed of rectification in favour of the intending buyer or buyer/s other documents under conveyance as our Attorney shall think fit and proper in respect of the schedule below property or any part thereof in favour of purchaser/s and to present such deed or deeds for registration before the Registering Authority at Jamshedpur or other officer empowered to register the document or documents under the Indian Registration Act and to admit execution for the same on our behalf and to do all other acts, incidental thereto necessary for completion the registration thereof in respect of the schedule below property.
- 10) To present any such deed of sale, lease or any other document/s, deed for registration, to admit execution and receipt of consideration before the Sub-Registry office Jamshedpur having authority for and to have said conveyance registered and to do all acts, deeds and things shall be considered necessary for conveying the said property to the purchaser, lessee, mortgage as fully and effectually in all respect as we could do the same.
- 11) There is no transaction between the Executants and Attorney
- 12) Be it expressly stated that this Power of Attorney does not create, constitute, assume any kind of transfer or enjoyment or making profit in favour of the Attorney. ✓
- 13) That after sale of the property mentioned in the schedule below, money will be deposited in the Bank Account of the Principals.
- 14) This Power of Attorney is revocable in nature.

Pravinchandra Daryaji Meghani

(5)

Rashmi Meghani

Nitin Meghani

Sirish Meghani

Anup Kumar Gupta

Be it specifically stated that the schedule mentioned property is not situated within the Notified Cantonment Area and no embargo and/or restriction has been imposed by the local authority/competent authority/government authority for transferring the land/super structure in question and if restriction prevails, in that event principals will be held responsible for that.

Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney shall not hereby obtain or have power to make any construction Development work on the said property.

Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this Power of Attorney. No case or proceeding is pending with respect to the schedule below property.

Be it specifically mentioned that I am the absolute owners of the property and the same is free from all encumbrances and I have right to sell convey and transfer the right, title and interest of the property by appointing the Attorney to do that acts in my names and on my behalf and the schedule mentioned property is not situated within the Cantonment Area and no embargo and/or restriction has been imposed by the Local Authority/ competent Authority/ Govt. Authority for transferring the property in Question and no violation of scc. 22A of Indian Registration Act 1908 is committed and if any restriction prevails, in that event the principals will be held responsible.

Be it specifically mentioned that any kind of transfer of the property mentioned in the schedule below is not barred by the Chhota Nagpur Tenancy (CNT) Act and/or Santhal Pargana Tenancy(SPT) Act. If it is found to be so this document shall not be effective and shall be considered as void ab initio.

प्रत्यक्ष असाधारण जायती मेघान

(6) Rashi Meghani.

Nitin Meghani

Sirish Meghani

Anup Kumar Gupta

Be it noted that the property in question is NOT a government/state owned one and there exists no legal issues and/or disputes regarding the title and ownership of the property. In case any legal issues and/or disputes are found latter this document will be considered as void ab initio.

Be it noted further that by dint of this document the Attorney cannot mortgage this property and cannot claim any ownership, right title and interest in the said property.

And generally to do all other acts, deeds and things that my said attorney may think fit and proper to effectuate all or any of the aforesaid purposes.

I do hereby agree and undertake to confirm and ratify all acts, deeds and things lawfully done by my said attorney as if the same have been done by me personally by virtue of these presents.

In witnesses whereof I have signed this deed in my free will with full consent in sound mind and without any provocation from any corner after going through the meaning of this deed here at Purulia on this the 29th Day of May 2023.

SCHEDULE

ALL THAT superstructures standing on Holding No.11, measuring an area of 0.142 Acre or 14.2 Decimals, Establishment No. 137000000011199 situated at Contractors' Area, P.O. & P.S. Bistupur, Town Jamshedpur, District Sub-registry Office at Jamshedpur, District East Singhbhum which is bounded as follows:-

North : Holding No. 10

South: Holding No. 12

East : Alley

West: Road No. 04

Pratull chandra dayalji meghani

(7)

Lashmi Meghani

Nitin Meghani

Spirish Meghani

Anup Kumar Gupta

N.B. Self-signed photo with ten fingers impression of Principal and Attorney are affixed on page no. 8 & 9.

Pratull chandra dayalji meghani

Signature of the Principal

Anup Kumar Gupta

Signature of the Attorney

This deed of Indenture has been drafted by me which is read over and explained to the Principal who fully understood the meaning and purport of this writings of this deed and put her respective signature and finger impression by her own will.

Saraj Panda
Saraj Panda(Advocate)
District Judge's Court Purulia
Enrolment No. F-500/425/2000

Typed by: Ranjit Mahapatra

Witnesses

Sunit Meghani

Pratull Chandra Dayalji Meghani

11, CONTRACTORS AREA,

ROAD NO-4, BISTUPUR

JAMSHEDPUR-831001

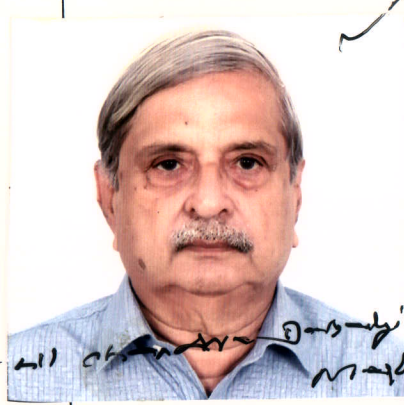
Adhar- 368883756918

Lakshman Lal Singh
Lal B. P. Singh,
23, Vikash Nagar
Sonari
J.S.R.

Photo with Signature & Finger's impression of the Principal & Attorney


Prad all chandni Dasgupta

Prad all chandni Dasgupta

					
			Left Hand		
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
			Right Hand		


Rashmi Meghani








Rashmi Meghani

					
			Left Hand		
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
			Right Hand		












Vishal Meghani

Vishal Meghani

					
			Left Hand		
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
			Right Hand		

 <p>P. V. Srinivas Meghana</p>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
		Right Hand			

P. V. Srinivas Meghana

 <p>Anup Kumar Gupta</p>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
		Right Hand			

Anup Kumar Gupta

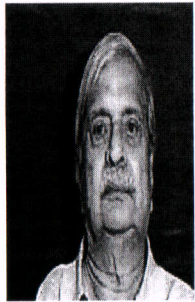

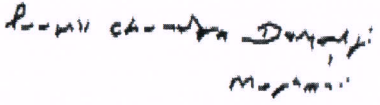
Major Information of the Deed

Deed No :	I-1401-02357/2023	Date of Registration	29/05/2023
Query No / Year	1401-3001370315/2023	Office where deed is registered	
Query Date	29/05/2023 11:52:54 AM	D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Saroj Panda District Judges Court, Purulia,Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 9932262327, Status :Advocate		
Transaction	Additional Transaction		
[1402] Power of Attorney related to immovable properties, Outside W.B. - General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

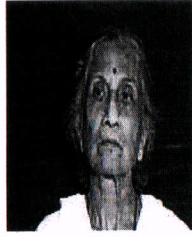

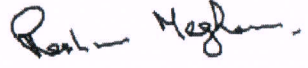
Property Details :

Sch No.	Plot/Survey/Khatian Details	Land Use	Area	Other Details
Mouza: BISTUPUR, PS: BISTUPUR, Holding no: 11, District:-Purbi Singhbhum, JHARKHAND, India				
L/S - 1		COMMERCIAL	Land: 14.20 Decimal,	establishment no. 137000000011199, situated at contractors area, bistupur

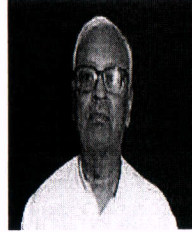

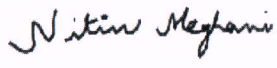
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Prafull Chandra Dayalji Meghani (Presentant) Son of Late Dayalji Meghani Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office	 <small>29/05/2023</small>	 <small>LTI 29/05/2023</small>	 <small>29/05/2023</small>

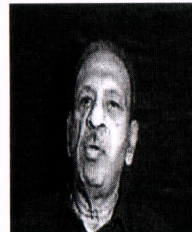

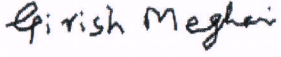
D.B. Road, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx0l, Aadhaar No: 22xxxxxxxx9382, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023
, Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Rashmi Meghani Wife of Late Hasmukh Dayalji Meghani Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office			
	29/05/2023	LTI 29/05/2023	29/05/2023	

D.B. Road, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: clxxxxxx9f, Aadhaar No: 60xxxxxxxx9772, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023
, Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Nitin Meghani Wife of Late Manohar Lal Dayalji Meghani Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office			
	29/05/2023	LTI 29/05/2023	29/05/2023	

D.B. Road, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: anxxxxxx1j, Aadhaar No: 30xxxxxxxx5893, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023
, Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office

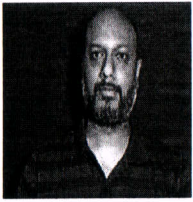

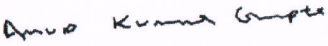
4	Name	Photo	Finger Print	Signature
	Girish Meghani Son of Late Manoharlal Dayalji Meghani Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office			
	29/05/2023	LTI 29/05/2023	29/05/2023	

D.B.ROAD, PURULIA, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx8f, Aadhaar No: 69xxxxxxxx7480, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023
, Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office



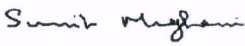
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BINDAL HOMES SHANTI HARI ABASAN, BASEMENT, 1 INNER CIRCLE ROAD, BISTUPUR, City:- Not Specified, P.O:- Bistupur, P.S:-BISTOPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831001 , PAN No.:: AAxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anup Kumar Gupta Son of Mr Shankar Lal Gupta Date of Execution - 29/05/2023, , Admitted by: Self, Date of Admission: 29/05/2023, Place of Admission of Execution: Office	 <small>May 29 2023 2:22PM</small>	 <small>LTI 29/05/2023</small>	 <small>29/05/2023</small>
Holding No. 1, Shanti Hari Abasan,bistupur, Jamshedpur, City:- Not Specified, P.O:- Bistupur, P.S:- BISTOPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx0M, Aadhaar No: 43xxxxxxxx7697 Status : Representative, Representative of : BINDAL HOMES (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Meghani Son of Prafull Meghani H. No. 11, Contractors Area, Road No. 4, City:- Not Specified, P.O:- Bistupur, P.S:- BISTOPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831001	 <small>29/05/2023</small>	 <small>29/05/2023</small>	 <small>29/05/2023</small>
Identifier Of Shri Prafull Chandra Dayalji Meghani, Rashmi Meghani, Nitin Meghani, Girish Meghani, Mr Anup Kumar Gupta			

On 29-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (d) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:09 hrs on 29-05-2023, at the Office of the D.S.R. PURULIA by Shri Prafull Chandra Dayalji Meghani , one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 29/05/2023 by 1. Shri Prafull Chandra Dayalji Meghani, Son of Late Dayalji Meghani, D.B. Road, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Rashmi Meghani, Wife of Late Hasmukh Dayalji Meghani, D.B. Road, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife, 3. Nitin Meghani, Wife of Late Manohar Lal Dayalji Meghani, D.B. Road, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife, 4. Girish Meghani, Son of Late Manoharlal Dayalji Meghani, D.B.ROAD, PURULIA, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business

Indetified by Mr Sumit Meghani, , Son of Prafull Meghani, H. No. 11, Contractors Area, Road No. 4, P.O: Bistupur, Thana: BISTOPUR, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 29-05-2023 by Mr Anup Kumar Gupta, PARTNER, BINDAL HOMES, SHANTI HARI ABASAN, BASEMENT, 1 INNER CIRCLE ROAD, BISTUPUR, City:- Not Specified, P.O:- Bistupur, P.S:-BISTOPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831001

Indetified by Mr Sumit Meghani, , Son of Prafull Meghani, H. No. 11, Contractors Area, Road No. 4, P.O: Bistupur, Thana: BISTOPUR, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Hindu, by profession Business

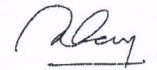
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4565, Amount: Rs.100.00/-, Date of Purchase: 29/05/2023, Vendor name: Pravash Banerjee



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1401-2023, Page from 38659 to 38673
being No 140102357 for the year 2023.**



Digitally signed by RUHUL AMIN
Date: 2023.06.01 19:27:30 +05:30
Reason: Digital Signing of Deed.

**(Ruhul Amin) 2023/06/01 07:27:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.**

(This document is digitally signed.)