

SL No - 6432/2022



10-11-2022  
11:22am

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 3003198804/2022 AM 184869

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

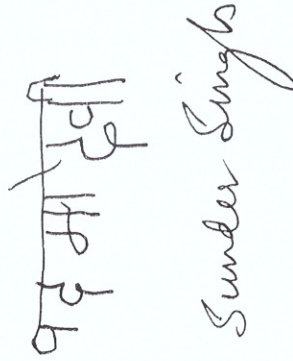
10/11/22  
Addl. District Sub-Registrar  
PURULIA

पद्मा देवी  
Sunder Singh

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT I, **PADMA DEVI** (UID : 4181 1106 4992 and PAN : AQUPD3324N), W/o Late Kalipado Gour, by Faith Hindu by Category General, nationality Indian, by Occupation Household affairs, R/o H. no. 8: Pohkari, P.O. Bhilai Pahari, P.S. MGM, Town Jamshedpur, District East Singhbhur Presently residing at Rathtala, Purulia, P.O. Namopara, P.S. Purulia(T), Dist. Puruli W.B. pin 723103 do hereby Nominate, Constitute and Appoint: **SUNDER SINGH** (UID : 6941 6697 0754 and PAN : ERVPS9317A), S/o Mr. Kaushal Kumar Singh, by faith Hindu, category General, Indian National, by occupation Business, R/o H. No. 16 C.1 (East), P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State Jharkhand, to be my lawful attorney in my name and on my behalf to do all or any of the following acts, deeds and things, hereinafter mentioned.

(2)

  
Sunder Singh

WITNESSETH AS FOLLOWS:

WHEREAS the entire land under Khata No. 19, situated at Mouza Sakchi, District East Singhbhum was entered and recorded in the joint names of Muchi Gour and Padu Gour (both since deceased).

AND WHEREAS upon the death of the recorded tenants their legal heirs and successors amicably partitioned their lands and land measuring an area 11.20 decimals, recorded under Khata No. 19, being Plot No. 2058, 2100, 2102, 2108, 2111, 2112, 2554 and 2101, Mouza Sakchi, Thana No. 1153, P.S. Sitaramdera, District East Singhbhum and morefully described in the Schedule hereunder written fell in the exclusive share of the daughter in law of Padu Gour namely Padma Devi, W/o Late Kalipado Gour.

AND WHEREAS upon coming in possession of the aforesaid land the said Padma Devi i.e. the Owner got her name mutated in respect of the Schedule hereunder written land through Rent Fixation Case No. 26/2017-18 and the same is also recorded in the volume no. 4, page no. 49, in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS, I am the lawful owner of the Schedule hereunder written property and has been in peaceful physical possession over the same and has been enjoying the same without any interruptions. But due to other commitments I cannot look after the Schedule hereunder written property, hence, I has decided to empower our attorney to look after and do all the necessary work for the said Schedule hereunder written property on my behalf.

NOW THIS GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

To look after, manage, conduct, and maintain the Schedule hereunder written property or any part thereof and to protect and defend my legal interest thereto till its disposal of to the buyer/s.

2. To appear and / or represent me in all courts, Civil, Criminal, Collectorate, Appellate, and / or Higher Court/s / authorities, High court, Apex Court, all office including the office of Panchayat and / or Municipal, D.C, S.D.O, C.O, B.D.O, J.N.A.C, Municipal Council, Zila Parishad, appropriate authority, if any, needed, Police Station, T.I.S.C.O, J.U.S.C.O, J.S.E.B., Tribunal, Jharkhand fire Brigade, Pollution Control, Sales Tax, Income Tax, Registering Authority, before any forum, Institute, Organization, Bank, L.I.C Housing, HDFC, other Govt. and Semi Govt. offices.



Sunder Singh

(3)

3. To sign, execute, swear, deliver any paper application, petition, form, objection, or no objection, agreement, document, affidavit, indemnity, plan and plans, preparations, arrangements, notice, acknowledgement, vakalatnamas, and all other required papers etc., and submit the same before any such Court or Government Office or Competent Authority.
4. To pay the ground rent, electricity other utility service, amenities, panchayat or municipal taxes or charges if any, in respect of the Schedule hereunder written property and to convert the nature of land through the local authority / Tata Steel / JUSCO and or any other competent authority.
5. To apply before the appropriate authorities for obtaining power connection, water arrangement, telephone or other connections and or sewerage additional connections and for any further matter and affairs over the Schedule hereunder written property.
6. To enter into agreements with the intending buyer/s on such terms and conditions as my above attorney thinks fit and proper, in respect of the Schedule hereunder written property or part thereof or any structures standing thereon.
7. To take all steps to safeguard my 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, show – cause, other papers etc., and to place the same before any such office or department on my behalf.
8. To enter in any other documents under conveyance and/or to execute any paper, affidavit or document etc., to and in favour of such buyer/s and to get such documents registered in proper court of law or at the competent government office/s.
9. To contest and/or compound and/or compromise any suit or case with the opposite party in respect of the said Schedule hereunder written property or part thereof on such terms as my attorney may think fit and proper or even for arbitration.
10. 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 or appeal against order of the lower court or office.
11. To sign and execute any sale deed or other documents under conveyance with respect to the Schedule hereunder written property or any part thereof or any structure standing thereon in favour of various intending buyer/s and to present such deed or deeds for registration before the registering authority and to admit execution of the same for me and on my behalf to do all necessary acts, deeds, and things for completing the registration thereof and to endorse the registration receipt/s, generally, to acts and do things, for all intents and purposes as stated herein.

12/11/20  
Sunder Singh

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12 There is **no monetary transaction** in between ourselves and the Attorney.

Provided always that our said constituted attorney shall always keep and maintain true and faithful accounts, of all dealings and transactions in relation thereto, incidental therewith and in connection therewith and the said attorneys shall furnish the same before me and shall deposit the entire sum received by them in my **Bank Account** and through cash in hand.


Provided further that this Power of attorney shall be construed as **revocable Power of Attorney**.

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 principal 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 we have right to sell convey and transfer the right, title and interest of the property by appointing the Attorney to do that acts in our names and on our behalf and the schedule mentioned property is not situated within the Notified Area, 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 sec. 22A of Indian Registration Act 1908 is committed and if any restriction prevails, in that event the principal will be held responsible.

  
Sunder Singh

(5)

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.

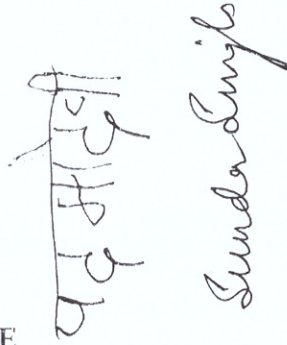
Be it noted that the property in question is NOT a government/state owned one and there exists no legal issues and/or disputes regarding the title and ownership of the property. In case any legal issues and/or disputes are found latter this document will be considered as void ab initio.

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.

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

In witnesses whereof We have signed this deed in our 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 10<sup>th</sup> day of November 2022.

SCHEDULE


(Description of the property hereby empowered for)

Mouza Sakchi, Thana no. 1153, P.S. Sitaramdera, Anchal Jamshedpur, Halka VII, Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum;

Khata no.	Plot no.	Area (Dec)	Boundary
19	2058	50 Dec.	N : Plot no. 2057
			S : Plot no. 2065
			E : Plot no. 2059
			W : Plot no. 2067
19	2100	50 Dec.	N : Plot no. 2097
			S : Plot no. 2099
			E : Plot no. 2101 & 2102
			W : Plot no. 2098
19	2102	54 Dec.	N : Plot no. 2101
			S : Plot no. 2013
			E : Plot no. 2065
			W : Plot no. 2100
19	2108	94 Dec.	N : Plot no. 2109
			S : Plot no. 2118, 2117
			E : Plot no. 2116
			W: Plot no. 2107
19	2111	25 Dec.	N : Plot no. 2063, 2061
			S : Plot no. 2113, 2109
			E : Plot no. 2112
			W: Plot no. 2110, 2063
19	2112	64 Dec.	N : Plot no. 2061
			S : Plot no. 2113
			E : Plot no. 2124
			W: Plot no. 2111
19	2554	47 Dec.	N : Plot no. 2103
			S : Plot no. 2113
			E : Plot no. 2124
			W: Plot no. 2555
19	2101	8 Dec.	N : Plot no. 2097
			S : Plot no. 2102
			E : Plot no. 2065
			W: Plot no. 2100
	<b>Total</b>	<b>392 Decimals</b>	

1034236  
Sunder Singh

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

99 11 99

Signature of the Principal

Sunder Singh

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.

Saroj Panda

Saroj Panda(Advocate)

Distict Juudge's Court Purulia

Enrolment No F-500/425/2000

Typed by:- Ranjil Mahato












Witnesses

1. Chandrashekhar Gour  
S/o Late Kaili pado Gour  
Vill - Pokhari P.O. Bhilai pahari  
P.S. M.G.M. Dist. East  
Singhbhum

849078341214












2. Ram Nath Gope  
S/o SUBESH Gope  
Vill Pokhari P.O. Bhai  
Phari P.S M.G. (M)  
Dist East Singbhum

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

						
		<div style="border: 1px solid black; padding: 2px; text-align: center;">Left Hand</div>				
	<div style="text-align: center;">Thumb</div>	<div style="text-align: center;">Fore Finger</div>	<div style="text-align: center;">Middle Finger</div>	<div style="text-align: center;">Ring Finger</div>	<div style="text-align: center;">Younger</div>	
						
<div style="border: 1px solid black; padding: 2px; text-align: center;">Right Hand</div>						

ੴ ਸਤਿਗੁਰ ॥  
 ਸਤਿਗੁਰ ॥

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

						
		<div style="border: 1px solid black; padding: 2px; text-align: center;">Left Hand</div>				
	<div style="text-align: center;">Thumb</div>	<div style="text-align: center;">Fore Finger</div>	<div style="text-align: center;">Middle Finger</div>	<div style="text-align: center;">Ring Finger</div>	<div style="text-align: center;">Younger</div>	
						
<div style="border: 1px solid black; padding: 2px; text-align: center;">Right Hand</div>						

Sunder Singh





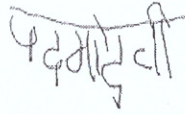
### Major Information of the Deed

Deed No :	I-1402-06433/2022	Date of Registration	10/11/2022
Query No / Year	1402-3003198804/2022	Office where deed is registered	
Query Date	10/11/2022 12:30:26 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Saroj Panda D B Road, Thana : Purulia Town, District : Purulia, WEST BENGAL, 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 :



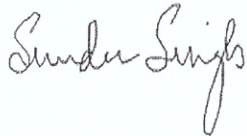
Sch No.	Plot/Survey/Khatian Details	Land Use	Area	Other Details
Mouza: Sakchi, PS: Sitaramdera, District:-Purbi Singhbhum, JHARKHAND, India				
L/S - 1	Plot No: 2058,2100,2102,2108,2111,2112,2554,2101, Khatian no : 19		Land: 392.00 Decimal,	

#### Principal Details :



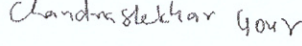
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Padma Devi (Presentant)</b> Wife of Late Kalipado Gour Executed by: Self, Date of Execution: 10/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office			
		10/11/2022	LTI 10/11/2022	10/11/2022

Rathtala Namopara, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aqxxxxxx4n, Aadhaar No: 41xxxxxxxx4992, Status :Individual, Executed by: Self, Date of Execution: 10/11/2022  
, Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sunder Singh</b> Son of Mr Kaushal Kumar Singh Executed by: Self, Date of Execution: 10/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office	 10/11/2022	 LTI 10/11/2022	 10/11/2022
Son of Mr Kaushal Kumar Singh R/o H. No. 16, C.H. East, City:- , 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.:: erxxxxxx7a, Aadhaar No: 69xxxxxxxx0754, Status :Individual, Executed by: Self, Date of Execution: 10/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Chandra Shekhar Gour</b> Son of Late Kalipado Gour H No. 85, City:- , P.O:- Bhilai Pahari, P.S:- BISTOPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831012	 10/11/2022	 10/11/2022	 10/11/2022
Identifier Of Mrs Padma Devi, Mr Sunder Singh			

On 10-11-2022

**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 11:22 hrs on 10-11-2022, at the Office of the A.D.S.R. PURULIA by Mrs Padma Devi ,Executant.

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

Execution is admitted on 10/11/2022 by 1. Mrs Padma Devi, Wife of Late Kalipado Gour, Rathtala Namopara, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession House wife, 2. Mr Sunder Singh, Son of Mr Kaushal Kumar Singh, R/o H. No. 16, C.H. East, P.O: Bistupur, Thana: BISTOPUR, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Hindu, by Profession Business

Indetified by Mr Chandra Shekhar Gour, , , Son of Late Kalipado Gour, H No. 85, P.O: Bhilai Pahari, Thana: BISTOPUR, , Purbi Singhbhum, JHARKHAND, India, PIN - 831012, by caste Hindu, by profession Others

**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 18896, Amount: Rs.100.00/-, Date of Purchase: 10/11/2022, Vendor name: Pravash Banerjee

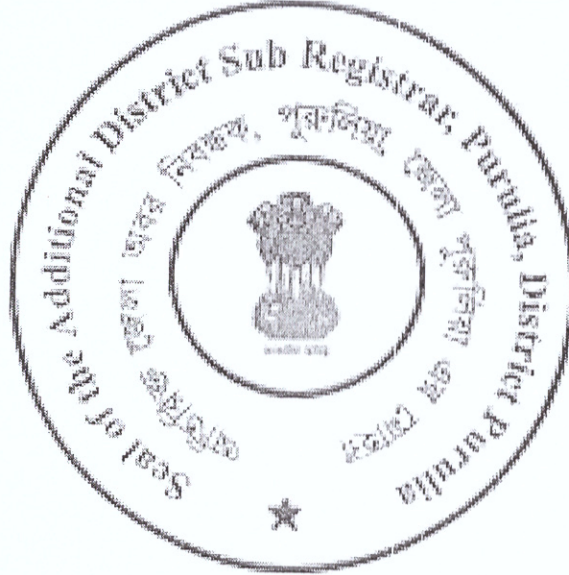


Ruhul Amin  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA  
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2022, Page from 113727 to 113739  
being No 140206433 for the year 2022.



*Ruhul Amin*

Digitally signed by RUHUL AMIN  
Date: 2022.11.21 16:16:07 +05:30  
Reason: Digital Signing of Deed.

(Ruhul Amin) 2022/11/21 04:16:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA  
West Bengal.

(This document is digitally signed.)