

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2a4b625fe128247abc3b

Receipt Date : 03-Jun-2022 01:42:01 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20220000065017

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : CITY RESIDENCY INDIA PRIVATE
LIMITED REP BY SAURAV AGARWAL (Vendee)

GRN Number : 2211512288



-: For Office Use :-

*Defoliated
@pau*



2022/JSR/2786/BKA/176

*San Choudhary
3/6/2022*

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।

इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है,

For CITY RESIDENCY (IND) PVT. LTD.



Director





NOTARY
KATRA ALI
870000

Handwritten signature and text in the top right margin.



Handwritten initials 'BS/06'.

विषय 21 की (कॉपी) संख्या: भारतीय स्टाम्प-अभिनियम
(द्वितीय सं. सं. 290), 1900 की अनुसूची
1 या 1क, सं. 48(1) के, अधीन
बकाया स्टाम्प-सहित (या स्टाम्प-शुल्क
से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

निर्वाहक-पदाधिकारी

स्वानुमति ॥ ॥
2275 प्रतिबन्धित (विषय 21)
कई वर्षों से
3/6/2022

विषय 21 अथवा निगमनांक
समाप्तिकाल 2022, व से 2022 / विषय
प्राप्ति सं. 2021/24. की गई है।
दस्तावेजपत्र कार्यालयी 20-दिनांक 1908
की धारा 40(8) के अन्तर्गत नहीं है।

3/6/2022

Te chye 8

GENERAL POWER OF ATTORNEY

₹ 10,000/-

3/6/2022
दस्तावेज जांचा

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT I, SOMA CHOUDHARY Aadhaar No. XXXX XXXX 9710), aged about 47 years, Daughter of Late Chittaranjan Dev, Wife of Sri Amit Kumar Choudhary, by faith Hindu, by Caste General, by Nationality Indian, by occupation Housewife, resident of H.No.386, B Block, Near Old C.P. Club, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State- Jharkhand, do hereby nominate, constitute and appoint M/S. CITY RESIDENCY INDIA PRIVATE LIMITED (PAN: AACCC6036F), a Company having its registered office at 230, 2nd floor, Ashiana Trade Centre, Adityapur, P.S. Adityapur, District Seraikela-Kharsawan, State- Jharkhand, Represented by its Authorized Signatory SHRI SAURAV AGARWAL, Son of Shri Suresh Kumar Agarwal, by faith Hindu, by caste Agarwal, by Nationality Indian, by occupation Business, resident of Uliyan, within P.S. and P.O. Kadma, Town

Son Chakraborty
3/6/2022

: 2 :

Jamshedpur, Dist. East Singhbhum within the state of Jharkhand, as my true and lawful attorney in respect of my landed property fully described in the schedule below, to do the following acts, deeds and things on my behalf, in my name that is to say :-

Whereas my father Chittaranjan Dev (since deceased) purchased the land area measuring 4 Kathas 2 Dhurs, recorded under Old Khata No.29, Old Plot No. 6233, corresponding to P.S. Khata No. 111, P.S. Plot No.2275, Ward No.10, M.N.A.C., Mouza Mango, P.S. Mango, Town Jamshedpur, Dist. East Singhbhum, from Abani Kanta Chakraborty by means of a Registered Sale Deed No. 10732, dated 06.12.1971 and he was in peaceful physical possession over the aforesaid land by constructing pucca house and other structures standing thereon and the Khatian has been published in the name of Chittaranjan Dev, son of Baikunth Kumar Dev, in respect of the land area measuring 0.04.40 Hectares recorded in present Survey Khata No. 111, Present Survey Plot No. 2275, Ward No.10, M.N.A.C., Mouza Mango, Town Jamshedpur, District East Singhbhum, finally published on 30/12/1980 and signed on 08/01/1981. My father Chittaranjan Dev died leaving behind myself as his legal heir and successor and I inherited and came in peaceful physical possession over the aforesaid property fully described in the schedule below, as the absolute owner thereof, without any interruption from any corner;

And whereas I am unable to look after and manage the schedule below property all time personally, hence I hereby appoint to M/s. CITY RESIDENCY INDIA PRIVATE LIMITED, represented by its authorized signatory Saurav Agarwal as my true and lawful attorney to do the following acts, deeds and things on my behalf, in my name that is to say:



S. Choudhary
3/6/2022

: 3 :

- 1) To look after and manage my schedule below land with house property and to present me in all courts, civil, criminal, revenue, appellate, collectorate, District or Sub-Registry Office, all offices Government or Semi-Government office, JUSCO, including the office of Municipal Corporation and M.M.C offices.
- 2) To represent me 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, Mango Municipal Corporation, and to take all lawful timely steps to protect and safeguard my right and interest over the schedule below property, in my name and on my behalf.
- 3) To appear in all courts, offices, including the office of Municipality, M.M.C, C.O, Registering Authority, Police Station, Fire Brigade, other Government and Semi Government Offices in respect of my schedule below property.
- 4) 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 upto 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 my behalf in such suit or proceeding/s.

Sara Choudhary
3/6/2022

: 4 :

- 5) 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.
- 6) 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.
- 7) To contest and/or compound and or compromise any suit or case with the opposite party in respect of the schedule below property or part thereof on such terms as my attorney may think fit and proper.
- 8) 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 concerned authority and obtaining necessary receipts in my name and on my behalf.
- 9) To enter into a contract 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 on my behalf and then remit the same to my bank account as per the convenience of the attorney.
- 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 of appeal against order of the lower court or office.
- 11) To sign and execute any deed i.e. sale, transfer, conveyance, contract, release mortgage, or any document or documents to the extent of the share of Developers Attorney on such terms as my said attorney shall

Sane Choudhary
3/6/2022

: 5 :

thinks fit and proper and present the same in any registrar, Sub-registrar or District Sub-Registrar Jamshedpur 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 incidental thereto for completing the registration thereof including endorsement of registration receipt.

12) There is no transaction between principal and attorney and after sale of the property money will be deposited in Principal's Bank account or handed over the same.

13) Be it expressly stated that this power of attorney does not create, constitute, assume any kind of transfer but enjoyment of making profit can be done by the Attorney.

SCHEDULE

All that piece and parcel of homestead land measuring an area of 10.87 Decimals OR 4736 Sqft in which a pucca house standing thereon, recorded in present Survey Khata No. 111, Present Survey Plot No. 2275, Ward No.10, M.N.A.C., situated in Mouza Mango, P.S. Mango, Thana No. 1642 Town Jamshedpur, District East Singhbhum:

North :- Road

South :- Peka Mahato (Gour)

East :- City Enclave Society

West :- Nagen Dutta



Soma Choudhary
3/6/2022


: 6 :

IN WITNESS WHEREOF the Executants have signed this Power of Attorney today at Jamshedpur, on the 6th day of June, 2022 in the presence of witnesses.

Witnesses:

- 1) Anujesh Kr. Singh
S/O Mr. Prashivram Singh
Kadma JSR. 83 1085
- 2) Amit Kr Choudhary
Lt - A. C. Choudhary
386 B/B Sonati

Drafted, read over and explained the contents of this deed to the Executant who found and admitted the same to be true and correct.


Advocate
3/6/2022

Saurav Chaudhary
3/6/2022

:7:

NAME OF THE ATTORNEY

M/S. CITY RESIDENCY INDIA PRIVATE LIMITED
Represented by its Authorized Signatory
Mr. SAURAV AGARWAL



ATTESTED BY
SALSHA AGARWAL
ADVOCATE FOR CITY RESIDENCY (IND.) PVT. LTD.

Director
Signature and finger print of left hand of the Attorney

Certified that the finger prints of left hand of person named above, whose photograph is affixed in this document, has been obtained before me.

Saurav
Advocate
3/6/2022

प्रतिनिधि के लिए
आवेदन की तिथि

रजिस्ट्रार और फाइलिंग
की प्रतीक्षा संख्या सूचित
करा की निर्दिष्ट प्रतीक्षा



नाम और पता
के लिए सूचित

Date of Application
for the copy

Date fixed for receiving
the requisite number of
copies, and for

Date of

Date of

FOI IS NOT AVAIL ABLE

रखी प्रतिनिधि भूमि प्रकाशन स्वतंत्रता क संख्या 2275

खाली नं० III

काउंटे सं० III

जमशदपुर जिले का क्षेत्र, जिला पट्टी मिट्टी

खतियान की क्रम सं०	अभिधारी का नाम पिता का नाम जाति और निवास	खत		मूले का संख्या	संख्या के पास सं०	अवधि
		खेरा संख्या	खेरा सं०			
1	2	3	4	5	6	7
III	सुनदेवा देव पिता देव जाति	2275				

रकबाधारी का नाम और उसकी खेयट संख्या
मध्यवर्ती भू-रवामी का नाम और उसका खेयट संख्या यदि हो

पर नगरी लगान वाले हरेक प्लॉट के सामने बताएं कि उस पर कब्जा कैसे है		(1) अधिदायी खेत कर इत्यादि और कब्जे की अवधि। (2) लगान किस प्रकार नियत किया गया, उसके ही (प्रमाणित हो तो दिशित्विहीन) (3) कोई विशेष शर्त और अनुबंध बात यदि हो।
राजस्य पदाधिकारी द्वारा अभिलेखित लगान। 1 लगान 2 संत	कच्चा बस्त उचित लगान यदि हो 1 लगान 2 संत	
8	9	10

San Chakray

Certified to be True Copy

Work to the Settlement of
is authorized by the
1920 Act 1972

Token No.: 20220000065017

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Power of Attorney** was presented before the registering officer on date **03-Jun-2022** by **SOMA CHOUDHARY, S/O, D/O, W/O AMIT KUMAR CHOUDHARY** resident of H.NO.386, B BLOCK, NEAR OLD C.P. CLUB, SONARI, P.O. AND P.S. SONARI, TOWN JAMSHEDPUR ..

This deed was registered as Document No:- **2022/JSR/2786/BK4/176** in Book No :- **BK4**, Volume No :- **26** from Page No :- 333 to 392 at, office of **District SRO - Jamshedpur**

Date:- **03-Jun-2022**


Registering Officer