



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0d5654047484ae311a9a

Receipt Date : 03-Jun-2022 01:40:05 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20220000065014

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

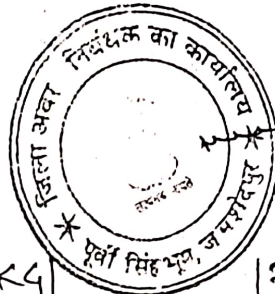
Payee Name : CITY RESIDENCY INDIA PRIVATE
LIMITED REP BY SAURAV AGARWAL (Vendee)

GRN Number : 2211512237



:- For Office Use :-

*Detected
@an*



2022/JSR/2785/BK4

175

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 धूर्त न करें।

प्रकार की रसीद लटी ली JSSE

[Signature]

Lakshmi Devi



80 P/2022

PS
Mango

3/6/2022



Lakshmi Dev
3/6/2022

NOTES BY
SAURAV AGARWAL
MANGO

खण्ड 275 प्रतिकूल है
48 वर्ष है

3/6/2022

23/06

नियम 21 के अधीन प्राणा: भारतीय स्वाम्य-अभिनियम
(निर्दिष्ट स्वाम्य नियम), 1908 की अनुसूची
1 या 1क, स. 48 (d) के अधीन
यथावत् स्तान-तकित (या स्वाम्य-शुल्क
में विमुख या स्वाम्य-शुल्क जपेकित नहीं)।

निर्दिष्ट-पदाधिकारी

जिला अवर निरन्धक

स्वाम्य-अभिनियम दरताकेन में लेखा-परी / प्रिंटापल
जपेकित के... 48 (d) के अधीन की गई है।
छोटागापुर नगरपालिका अधिनियम 1908
की धारा 40(B) के अन्तर्गत नहीं है।

3/6/2022

Fee chg

₹(111) 10,000/-

दस्तावेज जांचा
3/6/2022

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT I, LAKSHMI DEV Aadhaar No. XXXX XXXX 5781), aged about 71 years, wife of Late Chittaranjan Dev, by faith Hindu, by Caste General, by Nationality Indian, by occupation Household affairs, resident of H.No.29, Subhash Colony, Dimna Road, Mango, P.O. & P.S. Mango, 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, 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 Jamshedpur, Dist. East Singhbhum within the state of

Lakshmi Devi
3/6/2022

: 2 :

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 husband 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 Kaikuntha 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 husband 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:



Lakshmi Devi.
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.

: 4 :

Lakshmi Devi.
3/6/2022

- 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 thinks 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

Lakshmi Devi

3/6/2022

: 5 :

the share of Developers Attorney on such terms as my said attorney shall 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



Lakshmi Devi.
3/6/2022

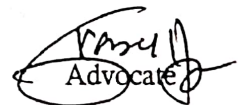
: 6 :

IN WITNESS WHEREOF the Executants have signed this Power of Attorney today at Jamshedpur, on the 3rd day of June, 2022 in the presence of witnesses.

Witnesses:

- 1) Parajesh Kumar Singh
S/o. ~~Prashuram~~ Prashuram Singh
Kardama JSR 831005
Amit Kumar Choudhary
E/t A.C Choudhary
386 B/B Sonari

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

Lakshmi Dev.

3/6/2022

:7:

NAME OF THE ATTORNEY

M/S. CITY RESIDENCY INDIA PRIVATE LIMITED

Represented by its Authorized Signatory

Mr. SAURAV AGARWAL



ATTESTED
S. SHARMA
ADVOCATE



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.

H. R. Sharma
Advocate

3/6/2022





प्रतिलिपि के लिए आवेदक की तारीख	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख	जबकी दान के लिए प्रतिलिपि तैयार हो	आवेदक को प्रतिलिपि देने की तारीख
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
27/7/15	27/7/15	27/7/15	27/7/15

FOLIO NOT AVAILABLE

रखी प्रतिलिपि अंतिम प्रकाशित खतियान के खेसर संख्या 2775
 खाता नं० III वाई सं० 10 जमशेदपुर अतिरखी क्षेत्र, जिला पूर्वी सिंहभूम।

खतियान की क्रम सं०	अभिधारी का नाम पिता का नाम जाति और निवार	खेत		भूमि का स्वरूप	रकबा हे० आर० सं०	अभ्युक्ति	स्वामिधारी का नाम और उसकी संबन्ध संख्या मध्यवर्ती भू-स्वामी का नाम और उसका संबन्ध संख्या यदि हो		(1) अजिवांगी रकत कर हैतियत और कब्जे की अवधि। (2) लगान किस प्रकार निवृत्त किया गया, आरंभ (प्रतिशत हो तो दिशित करें)। (3) कोई विशेष हर्त और अनुबंध बतल यदि हो।
		खेसरा संख्या	चाहदी				राजस्व पदाधिकारी द्वारा अभिनिश्चित लगान। 1 लगान 2 रस	बन्दी बन्त उचित लगान यदि हो 1 लगान 2 रस	
1	2	3	4	5	6	7	8	9	10
III	विश्वरंजन देव पिता लक्ष्मण कुमार देव	2775		जोडा 1	0.04.40		राजस्व पदाधिकारी द्वारा अभिनिश्चित लगान। 1 लगान 2 रस		(1) कामशी Lakshmi Dev.

प्रतिलिपि
28/7/15

तुलना किया

Certified to be True Copy

Deputy Clerk to the Settlement Office
 is authorised U/s 76 of the
 Indian Evidence Act 1872

... 30/7/15 ...
 ... 21/8/15 ...
 ...

Token No.: 20220000065014

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Power of Attorney** was presented before the registering officer on date **03-Jun-2022** by **LAKSHMI DEV, S/O, D/O, W/O LATE CHITTARANJAN DEV** resident of H.NO.29, SUBHASH COLONY, DIMNA ROAD, MANGO, P.O. AND P.S. MANGO, TOWN JAMSHEDPUR ,.

This deed was registered as Document No:- **2022/JSR/2785/BK4/175** in Book No :- **BK4**, Volume No :- 26 from Page No :- 273 to 332 at, office of **District SRO - Jamshedpur**

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


Registering Officer