



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1ebf81493ac36d4c1ed3

Receipt Date : 05-Apr-2024 11:32:28 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400023773

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS (Vendeer)

GRN Number : 2401504614



--: For Office Use :-

App-05.04.24



Tanweer Akhtar
and others
Stamp

2024/JSR/1626/BK4/109

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 का प्रयोग 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।

T.K Sandhu

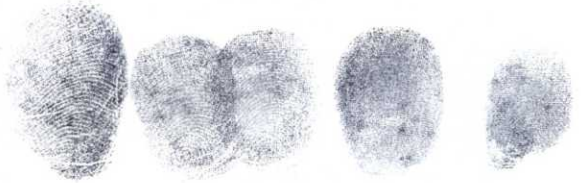
Stamp

G.P.A

1.s.
Mango.

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1/10/14

T.K Sandhu



5/4/24

ATTESTED
S. K. Sandhu

Advocate
S. K. Sandhu

T.K Sandhu

g.
5/4
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Section 21 के अधीन प्रत्येक भारतीय राज्य-अधिनियम (इतिहास परमाणु विद्युत शक्ति अधिनियम) का अर्थ, 1962, 48, d. के अधीन यथावत् स्वयं-संज्ञित कि स्वयं-संज्ञित प. विमुख के स्वयं-संज्ञित नहीं।

खाता नम्बर... 316
प्लॉट नम्बर... 1385
देय प्रमाणित सूची में दर्ज नहीं है।

विज्ञापन अधिनियम
क - अधिनियम के अन्तर्गत / विवरण
की धारा 48(B) के अन्तर्गत नहीं है।

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05/11/14

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05/11/14

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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, **TAJINDER KAUR SANDHU** (PAN : ANVPS8225R, UID No. XXXX XXXX 3099), Wife of Late Dhyan Singh Sandhu, by faith Sikh (General Caste), by nationality Indian, by occupation House hold affairs resident of HIG A/9, Road No. 16, Madhav Bagh Colony, Jawaharnagar, P.O. Azadnagar, P.S. Mango, town

दस्तावेज जांचा

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Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831012, (referred to as the "Executant") do hereby nominate, constitute and appoint (1) **TANWEER AKHTAR (PAN : AGNPA6660K, UID No. XXXX XXXX 4827)**, Son of Nayeem Akhtar, by faith Muslim (General Caste), by nationality Indian, by occupation Business, resident of H.No. 24, Road No. 7, Bagan Shahi, P.O. Azadnagar, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, (2) **MD. FAIYAZ ALAM ANSARI (PAN : AKGPA1915J, UID No. XXXX XXXX 3251)**, Son of Md. Allauddin, by faith Muslim (General Caste), by nationality Indian, by occupation Business, resident of H.No. 2, Road No. 10, Zakirnagar West, P.O. & P.S. Azadnagar, Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, (3) **SONU KUMAR AGARWAL (PAN : AEBPA3803J, UID No. XXXX XXXX 3031)**, Son of Om Prakash Agarwal, by faith Hindu (General Caste), by nationality Indian, by occupation Business, resident of C/96, B. Block, Dispensary Road, near Sonari Police Station, Sonari, P.O. & P.S. Sonari, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831011, (4) **GHANSHYAM AGARWAL (PAN : AMNPA4719P, UID No. XXXX XXXX 6210)**, Son of Lalit Agarwal, by faith Hindu. (General Caste), by nationality Indian, by occupation Business, resident of H.No. 211, B. Block, near Balichela High School, Sonari, P.O.& P.S. Sonari, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831011, who are the partners of the partnership firm **BUILD INDIA PROMOTERS DEVELOPERS (PAN : ABBFB4977B)**, a partnership firm, having its office at Road No. 7, Bagan Shahi, P.O. Azadnagar, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin code - 832110 (referred to as the said "Attorney/s") to be my lawful attorney/s in my name and on my behalf to do jointly (either by Attorneys Nos. 1 & 3 or by Attorneys Nos. 2 & 4), the following acts, deeds and things hereinafter mentioned.

WHEREAS, ALL THAT piece and parcel of raiyati homestead land

T.K. Samelhu
5/1/24

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measuring 116'ft. X 108'ft. or One Bigha more or less in standard measurement, being in portion of Old Survey Plot No. 6, recorded in Khatian No. 1, under Khewat No. 314, corresponding to New Plot No. 1385 a,b & c, recorded under New Khata No. 316 of Mouza Mango, Thana No. 135, present Thana No. 1642, in P.S. Mango, Pargana Dhalbhum, Sub-Registration Office at Jamshedpur, District Registration Office at Chaibasa, District Singhbhum, was jointly purchased by (1) Dhyan Singh, (2) Pritpal Singh, both sons of Raghubir Singh, against valuable consideration from its former owner Chimanlal Agarwalla, son of Late Sheonarayan Agarwalla, by virtue of registered Sale Deed No. 4414 dated 05.09.1964 and came in peaceful possession of the same;

AND WHEREAS while in possession their names were entered and recorded during the Survey Settlement operation report of which finally published on 10.08.1979 and Khatian was prepared in their joint names (entered in Vol. No. 1 Page No. 1434 of Register-II maintained by C.O., Mango), and they had been in peaceful possession of the same and had been exercising all acts of ownership thereto;

AND WHEREAS later both of them partitioned the said joint property by meets and bounds and said Pritpal Singh sold and delivered his share of premises measuring 116'ft. X 54'ft. = 6264 Sq.ft. being in portion of Old Plot No. 6 recorded under Old Khata No. 1, corresponding to New Plot No. 1385, recorded under New Khata No. 316, of Mouza Pardih, Ward No. 8 MNAC, P.S. Mango, Thana No. 1641, town and District Sub-Registry Office Jamshedpur, District East Singhbhum, State of Jharkhand, to said Dhyan Singh, by virtue of registered Sale Deed No. 3626 (Sl.No. 4110) dated 11.05.2005 registered at District Sub-Registry Office, Jamshedpur, which property was later mutated in the name of Dhyan Singh vide order passed in Mutation Case No. 955/R27/2016-2017 on 20.02.2017 by C.O., Jamshedpur (entered in Vol. 55 Page No. 12 of Register-II), and he had

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been in peaceful possession of the entire lands till his death and had been exercising all acts of ownership thereto, by paying ground rent to the Superior landlord in his own name;

AND WHEREAS said Dhyan Singh died leaving behind his wife Tajinder Kaur Sandhu (i.e. the Executant hereof) and others as his legal heirs and successors who inherited the properties described in the Schedule hereunder written and other properties, and later based on amicable partition by meets and bounds the property described in the Schedule hereunder written was fallen in the exclusive share of the Executant hereof and she has been in peaceful possession of the same and exercising all acts of ownership thereto;

Be it mentioned that I am personally unable to attend the affairs of my property, more fully described in the Schedule below property of which I am the absolute owner and I hereby nominate, constitute, appoint and empower my said Attorneys to do the following acts, deeds and things in my name and on my behalf as my constituted Attorneys with respect to the Schedule below immovable property.

1. To look after and manage my property fully described in the Schedule below and to represent me in all courts, civil, criminal, appellate, collectorate, Sub-Registry office or Distinct Sub-Registry Office, all offices, MNAC, Mango Nagar Nigam, JBVNL, C.O., BDO, S.D.O., D.C., LRDC, and any other Government or Semi-Government offices.
2. To negotiate with prospective purchaser or purchasers for sale of my property fully described in the Schedule below and/or any superstructures to be constructed thereon for which my said attorney is authorized to enter into an agreement or agreements for sale and to execute the same in my name and on my behalf.

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3. To sign any Complaint, Written statement, Letter, Petition on any proceedings and file the same before any court or office or appropriate concern.
4. To sign and swear any affidavit and to give evidence in any court or office on my behalf as may be necessary for transferring the Schedule below property.
5. To engage lawyer, Advocate or Agent and sign Vakalatnama, Complaint, Written statement and to verify that on my behalf and to purchase any stamps, court fee or non-judicial and execute any decree or order.
6. To appear before the concerned authority/authorities and to pay annual ground rent, or other taxes/charges, if any, of the Schedule below property in my name and on my behalf.
7. To apply for permission/clearance in respect of the Schedule below landed property before the competent authority or concerned in my name and on my behalf.
8. To sign and execute Sale Deed, Deed of Conveyance, Agreement for Sale, Mortgage Deed, Lease Deed and any document or documents of the property on such terms as my said Attorneys shall think fit and present the same for registration before any Registrar, District Sub-Registrar or officer empowered to register the document or documents under the Indian Registration act and admit execution for the same on my behalf and to do all other acts incidental thereto necessary for completion the registration thereof without taking any consideration amount in respect of the Schedule below property.
9. There is no transaction made between the Principal and attorneys.

All the receivable will be received by the Attorney and will be deposited in the account of the Principal.

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And I do hereby agree to ratify and confirm all acts lawfully done by my said Attorneys as if done by me for all intents and purposes in respect of my landed property fully described in the Schedule below.

SCHEDULE

Within District East Singhbhum, town and District Sub-Registry Office at Jamshedpur, Mouza Pardih, Ward No. 8 MNAC, Holding No. 0080009165000X4 issued by Mango Nagar Nigam, P.S. Mango, Thana No. 1641, recorded under :

New Khata Nos.	New Plot Nos.	Area measuring	Boundary
316	1385 a, b & c (Portion)	11.25 Decimals (more or less)	North - Road; South - Portion of Plot No. 1385; East - Executant's Nij; West - Plot Nos. 1383 & 1384;

Total area measuring : 11.25 Decimals, of raiyati homestead land, together with all its advantages, privileges, services and amenities thereon;

IN WITNESS WHEREOF, I the above named Executant have hereunto set my hand on this General Power of Attorney today at Jamshedpur on this the 5th day of April, 2024.

Read over and explained the contents of this Deed to the executant in Hindi who admits the same to be true and correct.

T: 12 Sam 01/24
K/4/24

WITNESSES:

1. ~~S. K. Khan~~ (Shankar Prasad)
40:- B. Shari Khera,
810:- Katali, L.S. Chaudhary, Jm.

2. ~~A. J. J.~~ (Mohammad Naeemuddin)
810:- Md. Hafeezuddin, Jm.
810:- Katali, L.S. Chaudhary, Jm.

Printed through Computer by:

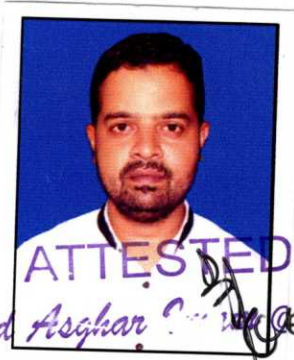


Jsr. Court.

Drafted by:



Advocate, Jamshedpur.



ATTESTED

Asghar Jamil

Advocate

ATTORNEYS



(ATTORNEY No. 1)

T.K. Sandhu
17/12/24



Handwritten signature
ADVOCATE
@ JAMIL
Advocate
STAM



Handwritten signature
(ATTORNEY No. 2)



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ADVOCATE
@ JAMIL
Advocate
STAM



Handwritten signature
(ATTORNEY No. 3)



Handwritten signature
ADVOCATE
@ JAMIL
Advocate
STAM



Handwritten signature
(ATTORNEY No. 4)

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE ATTORNEYS
Certified that the finger prints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

Handwritten signature
Advocate