

Gen. power of Attorney st - 50/-

FEE PAID 10960/-
GRN 2108538054
DATE 26/11/2021



Abhishek Nand
26/11/21



Fee paid

₹(111) 10,000/-
/

10,000/-
26/11

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT I, **SRI ABHISHEK NAND**, S/o Sri Kumar Krishna Nand, by faith - Hindu, by Category - General, Permanent Resident of Karmatand, P.S. - Govindpur, Dist. - Dhanbad, State - Jharkhand, Adhaar No. 4296 4213 3942, PAN No. AJPPN7662R, do hereby nominate, constitute and appoint (1) **SRI PANKAJ KUMAR ANAND**, S/o Late Anand Kishore Prasad, by faith - Hindu, by Category - General, by occupation - Business, resident of Vikas Nagar, P.O. Jagjiwan Nagar, P.S. Saraidhela, Dist - Dhanbad, State - Jharkhand, Aadhar No. - 2717 0421 1842 and (2) **SRI ASHISH KUMAR GUPTA**, S/o Sri Bhagwan Gupta, by faith - Hindu, by Category - O.B.C., by occupation - Business, R/o. Co-operative Colony, P.S. Saraidhela, Dist. - Dhanbad, State - Jharkhand, Aadhar No. - 5720 4403 2781, as our true and lawful attorney in our name and on our behalf to do or to execute all such acts, deeds and things in connection with our landed property described in the schedule below because we are unable to lookafter and manage our lands and hence our attorney is empowered as under :-

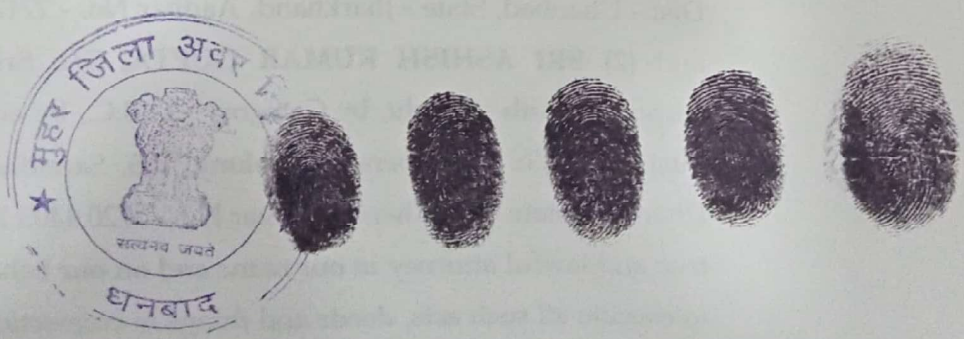
2

26-11-2024 10.00 - 1.00
 200 ई. का 200 अक्षर निबन्धन में लिखित अक्षर निबन्धन
 अं क्रमांक 200 में लेख्यकारी दायारा अक्षर निबन्धन
 द्वारा प्रमाणित मस्तारनामा 200 अक्षर
 लेख्यकारियों का दावेदारों में से एक अक्षर
 पता/पता का नाम कुशाल कर्माचार्य
 ग्राम कुर्याल थाना अक्षर निबन्धन
 अक्षर निबन्धन पेश न निबन्धन के लिए पेश किया।

अक्षर निबन्धन पदाधिकारी का अक्षर निबन्धन
 26-11-2024



Abhishek - Nand



At his bell-Hand
26/11/20

-2-

1. To appear and act in any Court, Civil, Criminal, Registration Office, Circle Office or any Govt. or Semi Govt. Offices, Sale Tax, Income Tax, MADA etc. on our behalf in connection with our property described in the schedule below.
2. To sign, verify any complaints, written statements, petitions, claims, objections, memorandum of appeal, file the same before any courts or offices on our behalf, in connection with our property described in the schedule below.
3. To appoint on our behalf any pleader, advocate, revenue agent or any legal practitioner, whenever our attorney thinks proper, in connection with our property described in the schedule below.
4. To apply on our behalf for permission to sale/lease our property before the Circle Office, L.R.D.C. or Deputy Commissioner or before any office or offices and to do all acts, necessary acts for obtaining such permission.
5. To sign, present and execute any deed or document of sale, agreement, lease, mortgage before any Registrar or Sub Registrar in any Registry Office on our behalf and to admit its execution thereof and to do all other things, which is necessary to complete the registration on our behalf in connection with our property described in the schedule below.

अंचल अधिकारी...गोविन्दपुर से प्राप्त सूची
के अनुसार दस्तावेज न वर्णित मौजा करमातंड
नम्बर...175 के नया खाता नो. दा सा रकावन
निषिद्ध खाते से बाहर सूची बद्ध नहीं है।
26/11

Atkishel-HAND
26/11/21

-3-

6. Be it expressly stated that this document does not execute/ create/assume at all any kind of transfer and enjoyment in favour of the attorney and after sale of the property consideration money will be deposited to the principal bank account. There is no transaction of money between the principal and attorney holder and this power of attorney executed by the Principal without any consideration. That the attorney holder will not be raised any construction work of the below mentioned schedule land.

AND all acts, deeds and things done lawfully by our said attorney will be construed as acts, deeds and things done by us as if we personally present, we the above executants do hereby agree to ratify and confirm by virtue of the power hereby given.

IN WITNESS WHEREOF We sign this Power of Attorney on this the 26th day of November, 2021 (Two Thousand Twenty One).

SCHEDULE

Within District Dhanbad, district sub registry office- Govindpur, Dhanbad, P.S. Govindpur, Mouza- Karmatand (Mouza No. 175), New Khata No. 251, Old Khata No. 02, New Plot No. 77, Old Plot No. 58 measuring an Area 9.96 decimals, as demarcated in Red colour on the Plan annexed hereto, The land is situated at Other Road Commercial, which is butted and bounded as follows :-

Abhishek - 19and
20/11/20

-4-

North:- Part of Plot No 58 (Old)

South :- Plot of Kumar Rajesh Nand

East :- Govindpur Baliyapur Road

West :- Part of Plot No 58 (old)

The above mentioned Land originally recorded in the name of Sri Ram Prasad Rao, (Great Grandfather of Sri Kumar Krishna Nand, who is also father of Sri Abhishek Nand, purchased through Absolute Deed and acquired land through Deed No. 15389 dated 02/12/1964 and Deed No. 2215 dated 19/02/1966 from Badruddin Mia, and after death of Sri Ram Prasad Rao, under family distribution, Sri Kumar Krishna Nand got land measuring 9.96 decimal in his proportionate share and transfer to his son and Sri Abhishek Nand through Absolute Sale Deed No 3363 dated 23/09/2017, entered in Book No I, Volume 189, Page No. 453 to 484 dated 23/09/2017 and Deed No. 3720 dated 03/11/2017 entered in Book No I, Volume 212, Page No. 131 to 160 dated 03/11/2017, registered at Sub Registry Office Govindpur, Dhanbad and got mutation done of the aforesaid land vide Case No. - 531/2017-18 & 14860/2021-22 and entered in Register-II vide Volume No. - 3 & 7, Page No. - 6 & 4 in the vendors own name.

That, the said Principals does not come under the category of SC/ST and other 51 Castes mentioned in under section 46 of C.N.T. Act 1908.

Udhishev-14000
26/11/21

PHOTOGRAPH OF ATTORNEY



Attested by
R.K.D. Prasad
(Adv)

Ranjay Kumar Prasad
28/11/21



Attested by
R.K.D. Prasad
(Adv)

Kumar Geetha
Aryush
26/11/21



Certified that the finger prints of the left hand of the Principals and Attorneys, whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Raj Kumar Chatterjee
Advocate
Dhanbad
E.No-804/2010
26/11/21

WITNESSES

1. Kumar Krishna Prasad
S/o - Late - Bhakhari Rao
J.A.P.3 Road Karma tend
Gobindpur
26/11/21
2. Ritesh Kumar Sharma
S/O Ram Nivesh Sharma
Sraichela, Dhanbad
26/11/21

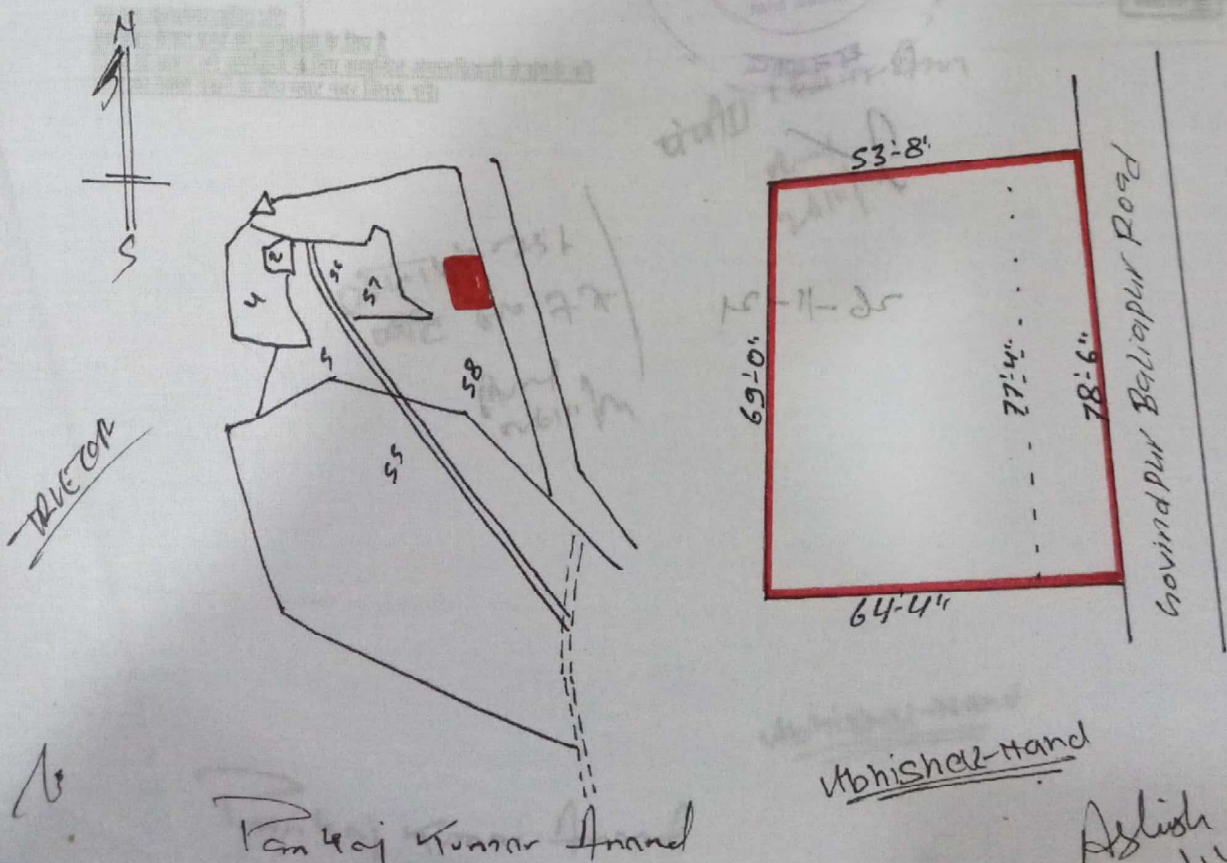
Sri Abhishek Nand s/o Sri Kumar Krishna Nand of
Karmaland, ps: Govindpur, dist: Dhanbad.

15) Sri Pankaj Kumar Anand s/o Late Anand Mishore
Prasad of Vikash Nagar, P.O: Jagjivan Nagar, ps:
Saraidhela, dist: Dhanbad (2) Sri Ashish Kumar
Gupta s/o Sri Bhagwan Gupta of Co-operative Colony
ps: Saraidhela, dist: Dhanbad

Schedule:- mouza: Karmaland no: 175, New Khata no: 251
old Khata no: 2, New Plot no: 77, old plot no: 58
Area: 9.96 Dec

Boundary:- North: Part of Plot no: 58 (old)
South: Plot of Kumar Rajesh Nand
East: Govindpur Baliapur Road
West: Part of Plot no: 58 (old)

Shown in red



Pankaj Kumar Anand

Abhishek Nand

Ashish Kumar Gupta
26/11/21