



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d9e109af8501fb089943

Receipt Date : 27-Jul-2023 11:07:47 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300101469

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : ANJALI ENTERPRISES REP BY LALIT
KUMAR MITTAL (Vendee)

GRN Number : 2318487531



Arjun Kumar
Sabitri Devi

L.T. I. of
Sabitri Devi



-: For Office Use :-

Defaced
Receipt



2023/JSR/4481/BK4/286

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।

Lalit

P.A.

P.S.
Parsudih.

Bijay Kumar Agarwal.
Bijay Kumar

5/8/23
100/-



7
05/107



Agarwal



पता नम्बर 906,
पता नम्बर 1102, 1103,
वेद प्रालंबित सूची में उज नहीं है।

5/8/23

कम 2: ये अतीत काल में भारतीय स्वयं सहायता समिति
के अंतर्गत (कॉट), 1899 की अनुसूची
के अंतर्गत, स. 48(d) के अंतर्गत
सहाय-सहित (य: स्वयं-शुल्क
विमुख या स्वयं-शुल्क अयोजित नहीं)।

5/8/23

Finger Print of Left
Hand of Sabitri Devi by the Pen
of A. K. Meel

जिज्ञा अवर जिज्ञा 5/8/23

कल्याणपेट दस्तावेज में सहायकारी / सिसपल
जाति के ... आकेन की गई है।
डाटा नगरपुर ... अतिविध 1900
की धारा 190(8) के अनुबंध नहीं है।



Pro Chagebr
₹(10) - 10,000 = 00

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5/8/23

GENERAL POWER OF ATTORNEY:

KNOW ALL MEN BY THESE PRESENTS THAT, We:-

- 1) SRI BIJAY KUMAR AGRAWAL, Son of Shri Tekchand Agrawal;
- 2) SRI AJAY KUMAR AGRAWAL, Son of Shri Tekchand Agrawal;
- 3) SMT SABITRI DEVI, wife of Shri Tekchand Agrawal

5/8/23

P. J. Kumar.

Atm to Anjali

::3::



L. T. J. Sabitri
Devi

All by faith Hindu, by Nationality Indian, by Occupation No.1) & 2) Business, & No.3) Housewife, All residents of Shiv Mandir Road, Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, do hereby Nominate, Constitute and Appoint **ANJALI ENTERPRISES**, a Proprietorship firm, having its office at Ground floor, Shop No.14, G. B. Galaxy, Purani Basti Road, Jugsalai, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, and State Jharkhand, represented by its Proprietor **MR. LALIT KUMAR MITTAL**, Son of Late Om Prakash Mittal, (UID No. xxxx xxxx 4106 & PAN No. AGCPM6893P), by faith Hindu, by Caste General, by Nationality Indian, by Occupation: Business, resident of Flat No.5/4, G B Galaxy, Purani Basti Road, within P.O. & P.S. Jugsalai, Pin No.831006, Town Jamshedpur, District East Singhbhum, State of Jharkhand, as our true and lawful attorney to do all or any of the following acts, deeds and things with respect to our residential flat, more fully described in the schedule below;

WHEREAS, the landed property, more fully described in the schedule A below, has purchased by the Executant No.1 from its former owner SRI MADAN, Son of Banwari Lal Agrawal, resident of Shiv Mandir Road, Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, by means of a registered Sale Deed bearing Deed No.2754, dated: 12/06/2013, registered at District Sub registry Office at Jamshedpur, thereafter he has got mutated the aforesaid landed property in his own name in the record of the Landlord vide Mutation Case No.262/R27/2023-2024, through the C.O. Jamshedpur, and since then purchase he has been in peaceful physical possession over the same without any interruption from any person or corner, AND paying rent thereof vide Volume No.73, Page No.32.

AND WHEREAS, the landed property, more fully described in the schedule B below, has purchased by the Executant No.2 from its former owner SMT DULARI DEVI, W/o Late Chhotelal Chouhan, resident of Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, by means of a registered Sale Deed bearing Deed No.2258, dated: 15/06/1996, registered at District Sub registry Office at Jamshedpur, thereafter he has got mutated the aforesaid landed property in his own name in the record of the

(Poojendra)

Attn Mr. Agnew

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Landlord vide Mutation Case No.263/R27/2023-2024, through the C.O. Jamshedpur, and since then purchase he has been in peaceful physical possession over the same without any interruption from any person or corner, AND paying rent thereof vide Volume No.73, Page No.33.

AND WHEREAS, the landed property, more fully described in the schedule C below, has purchased by the Executant No.3 from its former owner SURESH GOPE and others, resident of Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, by means of a registered Sale Deed bearing Deed No.2016, dated: 23/03/1998, registered at District Sub registry Office at Jamshedpur, thereafter she has got mutated the aforesaid landed property in her own name in the record of the Landlord vide Mutation Case No.753/ 2002-2003, through the C.O. Jamshedpur, and since then purchase he has been in peaceful physical possession over the same without any interruption from any person or corner, AND paying rent thereof vide Volume No.12, Page No.20.

We the executants have been in peaceful physical possession over the same without any interruption from any corner.

And whereas, now being unable to attend personally anywhere regarding the schedule below property for looking after and to take all necessary steps, the said attorney is to do all acts and things on our behalf and in particulars of the followings, that is to say :-

1. To look after, manage and supervise the schedule below flat premises in our names and on our behalf.
2. To appear before and to represent us in all Courts, Civil, Criminal or Revenue whether Original, Appellate or Revisional up to the Hon'ble Supreme Court of India and also in all Central / State Govt. Offices, including Office of Municipality, J.N.A.C., The Tata Steel/ Jusco Ltd. Jamshedpur, Local Authority, S.D.O., D.C., D.C.L.R., Registering Authority, P.S., other Government and Semi Government Offices.

Poojy Kumar

Attn: Mr. Agnani

L. T. T. J.
Subhas Dutt

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3. To appear before Competent Authority and other related Authorities and to pay monthly ground rent and / or other charges / taxes, in our names and on our behalf, for the schedule below landed properties.
4. To apply for and obtain necessary connection like electric, water etc., or any other additional connection for the schedule below landed properties in our names and on our behalf.
5. To sign, execute, swear and deliver any paper application, petition, form, objection no objection, agreement, document, affidavit, indemnity, bond, undertaking, arrangement, and preparation, notice, acknowledgement, on our behalf.
6. To sign & submit necessary papers, application, documents etc. before Authority Concerned in our names and to obtain necessary permission/approval etc. from Authority Concerned and to carry out such work in our names and on our behalf.
7. To negotiate with the intending purchaser/s or party and to settle the price and to execute agreement for sale and to do all acts and things and to sign on our behalf the papers without taking consideration amount from anybody by cash, cheques or bank drafts etc. relating to the schedule below properties.
8. To sign on Non-judicial stamp paper and other papers for the execution and registration of the sale deed or any kind of deed or deeds and to submit the same before the District Sub Registrar or Empowered Officer in which jurisdiction of the property is situated and to admit and complete the execution and registration of the sale deed or any kind of deed and to endorse the registration receipt and handover the same to the purchaser/s or party for taking delivery of the document/s from the registration office on our behalf.
9. To file affidavit, no objection, petition, application or any other documents or instruments before the office of the concerned authority, including the officer concerned of the Anchal Office or any other office for getting no objection / mutation with respect to the landed properties, more fully described in the Schedule below in the name of the Purchaser/s.

Priyankumar

Attorney. Agmunt.



L. T. J. of Sabitoo Dem.

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10. To file Civil or Criminal case against any person or persons or party and to engage the lawyer/s and to sign on plaint, Vakalatnama, affidavit, show-cause petition, written statements, amendment petition, application etc. and to file the same before the competent court or office and to give the evidence and to take all necessary steps on our behalf.
11. To obtain the certified copy of any case or the document from any court or office and to take delivery of the same there from on our behalf.
12. To prefer an appeal any judgment or order and to engage the lawyer/s and to file the same before the superior court or office and to take all the necessary steps and to compromise or withdraw any case from any court or office on our behalf.

AND GENERALLY to do all acts, deeds and things and execute such matters in writing and instruments relating to the schedule below property and to get, to look after and to take all the necessary steps as the said attorney may think fit and proper on our behalf relating to the schedule below property.

The Attorney is not empowered to receive the consideration amount from any person or persons or party relating to the schedule below property by cash, cheques or Bank draft etc. The consideration amount will be received by us only.

The property hereby mentioned in the schedule below has not been transferred by any way to anybody prior to this document and the same is free from all encumbrances, liens and charges.

And we do hereby agree to ratify and confirm the above facts, deeds and things as the said attorney shall lawfully do or cause to be done under or by virtue of these presents.

There is no transaction between Principal and Attorney.

Ajay Kumar

Amar Chand

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L. T. F. J. Sabitri Devi

Be it expressly stated that this Power of Attorney does not create, constitute, assume any kind of transfer or enjoyment or making profit in favour of the Attorney and further declare that the said Attorney shall not hereby obtain or have power for developmental work.

All the receivable will be paid to the Principal and all the payables will be borne by the Principal.

After sale of the property money will be deposited in Principal's Account.

AND GENERALLY to do all acts, deeds and things for all intents and purpose as stated herein.

SCHEDULE A:

All that piece and parcel of the landed property recorded under Old Khata No.816, New Plot Nos.1102 & 1103, corresponding to New Khata No.906, Old Plot No.633, measuring North and South 70'ft, East side 27'ft, West side 29'ft i.e. 1960 sq. ft. or 4.49 Decimals of Homestead land, situated in Mouza Haludbani, P.S. Parsudih, Thana No.1165, Town and District Sub Registry Office at Jamshedpur, District East Singhbhum, which is bounded by as under:-


North: Ajay Kumar;
South: Sabitri Devi;
East: Mr. Sinha;
West: Rasta.

SCHEDULE B:

All that piece and parcel of the landed property recorded under Old Khata No.816, New Plot Nos.1102 & 1103, corresponding to New Khata No.906, Old Plot No.633, measuring North and South 70'ft, East side 27'ft, West side 29'ft i.e. 1960 sq. ft. or 4.49 Decimals of Homestead land, situated in Mouza Haludbani, P.S. Parsudih, Thana No.1165, Town and District Sub Registry Office at Jamshedpur, District East Singhbhum, which is bounded by as under:-

North: Amar Chand;
South: Shanti Devi;
East: Road;
West: S. K. Bose.

Prajyankumar
Arun In Agr...

L. F. F. of Sabitri Devi


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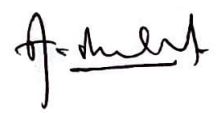
SCHEDULE C:


All that piece and parcel of the landed property recorded under Old Khata No.816, corresponding to New Khata No.906 and Old Plot No633, corresponding to New Plot No.1102, measuring area 1960 sq. ft. or 4.49 Decimals of Homestead land, situated in Mouza Haludbani, P.S. Parsudih, Thana No.1165, Town and District Sub Registry Office at Jamshedpur, District East Singhbhum, which is bounded by as under:-

- North: Sabitri Devi
South: Plot No.1099 & 1098
East: Road;
West: Plot No.1101.

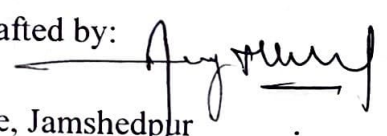
IN WITNESS WHEREOF the Executants have set and subscribed their respective hands on this the ____ day of Aug, 2023, at Jamshedpur.

Read over and explained the contents of this Deed to the Executants, who admitted the same to be true and correct.

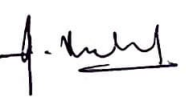


WITNESSES: 

1. Manoj Goswami
S/O Shadav Goswami
Bag Bera Pradhan tula

Drafted by: 
Advocate, Jamshedpur

2. J. K. Meher Yadav S/O R. K. Meher
Sukchi Goswami

Printed by me: 

Pooja Kumar

Anamika

L. T. I. of Sabir,
Dun

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Lalit Kumar Mittal



Certificate:

Certified that the finger prints of left hand of each person whose photographs is affixed in the document have been obtained before/by me.

Advocate:

10/10/2018
Court

Transaction Success! Please Note Your Transaction Id.

Name	AnjaliEnterprisesRepByLalitKumarMittal
Token No / Depositor ID	202300101469
Amount	11380
Transaction ID	57fe5ae43b33a4b0e7d9
GRN	2318487560
CIN	88495685
Time	2023-07-27 23:14:02

कोरोना को हराना है सफाई को अपनाना है

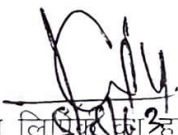



दो गज की दूरी मास्क है जरूरी

Dijay Kumar

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति		
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त—		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी—II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।		
3.	पंजी—II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		


 जाँच लिपिकारी का हस्ताक्षर
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

Document Registration Summary 1

Date :-05-Aug-2023

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 881779

Receipt Date : 05-08-2023

On Date 05-08-2023 Presented at District SRO -
Jamshedpur

Signature of Presenter



District SRO - Jamshedpur

Presenter Name: -

E(III)	₹10000
SP	₹1380
Stamp Duty	₹100

Total

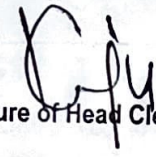
₹11480

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16	100	-84	GRAS	AnjaliEnterprisesRepByLalitKumarMittal	GRN Number : 2318487531 DEPT Transaction Id : d9e109af8501fb089943 Transaction Type :	100
E(III)	10000	10000	0	GRAS	AnjaliEnterprisesRepByLalitKumarMittal	GRN Number : 2318487560 DEPT Transaction Id : 57fe5ae43b33a4b0e7d9 Transaction Type :	10000
SP	1380	1380	0	GRAS	AnjaliEnterprisesRepByLalitKumarMittal	GRN Number : 2318487560 DEPT Transaction Id : 57fe5ae43b33a4b0e7d9 Transaction Type :	1380

11480	-84			
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Power of Attorney Number of Pages : 92


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer