

1492

IV 136



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** fe0c3caec8427adf52e4

**Receipt Date :** 17-Apr-2023 04:03:08 pm

**Receipt Amount :** 100/-

**Amount In Words :** One Hundred Rupees Only

**Token Number :** 202300048049

**Office Name :** SRO - Saraikela

**Document Type :** Power of Attorney

**Payee Name :** OM CONSTRUCTION REP BY OM  
PRAKASH SINGH ( Vendee )

**GRN Number :** 2316765769



-: For Office Use :-



*Om Prakash Singh*

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।

OM CONSTRUCTION

OM Prakash Singh  
Proprietor

*Om Prakash Singh*  
*Proprietor*

G.P. A Stamp - 100/- Adityapur

मुख्यालय मुम्बई

दस्तावेज जांच

उपस्थापित दस्तावेज में लेख्यकारी की जाति अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

दस्तावेज में उक्त प्रतिबंधित सूची में

आचार्य



Anil Kumar Mishra

**GENERAL POWER OF ATTORNEY**

1. BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT, WE, Mr. ANIL KUMAR MISHRA

2. Mr. SUNIL KUMAR MISHRA,

3. Mr. ARUN KUMAR MISHRA,  
All Sons of Mr. Rajeshwar Mishra,

नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से 10 (क) के अधीन यथावत स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं

All By Faith Hindu, By Category General, By Nationality Indian, By Occupation Service, All Resident of Aditya Garden, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, and State Jharkhand, does hereby Nominate, Constitute and Appoint: OM CONSTRUCTION (Proprietorship Firm) having its Office at Bhatia, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand, represented by its Proprietor: Mr. OM PRAKASH SINGH, s/o Mr. Kunj Bihari Singh, By Faith Hindu, By Nationality Indian, By Occupation Business, By Category General, Resident of Bhatia, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand, to be our lawful attorney in our names and on our behalf to do all or any of the following acts, deeds, and things, hereinafter mentioned.

Handwritten signature/initials.

Handwritten signature/initials.

OM CONSTRUCTION  
Om Prakash Singh  
Proprietor

Refal  
E-10000-7

आचार्य



*Principal*



*Anil Kumar Mishra*

WITNESSETH AS FOLLOWS:

WHEREAS, I, the Principals has purchased all that piece and parcel of homestead land measuring an area 2400 Sq.ft. i.e. 5.50 Decimals, being in Portion of New Plot No 1568, recorded under New Khata No 128, (corresponding to Old Khata No 7, being in Old Plot No 368), Situated in Mouza Bhatia, Thana No 127, Halka No 2, Old Ward No 4 (A.N.A.C.), to New Ward No 10 (A.N.A.C.), P.S. Adityapur, Block Gambharia, District Seraikela Kharsawan, State Jharkhand, from its previous owner, by virtue of registered Sale Deed No 3222, Dt: 06.11.1998, registered at the District Sub Registry Office, Seraikela, and after purchasing the same, the Principals came in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful owner, and the First Party also got their names mutated in the records of Circle Officer, Gambharia vide Mutation Case No 112 / R 27 / 2017 - 2018, (Register II Vol No 8, Page No 3), and they are also paying the rent regularly the last rent paid for in the year 2021-22 vide Receipt No 0751372171.

AND WHEREAS, as I have given the property for development to the Attorney vide registered Development Agreement today, I, have decided to hereby authorize and empower my attorney to do all the acts and things in my name and on my behalf as my lawful constituted attorney for the schedule below property.

This General Power of Attorney witnesseth as follows:

1. To look after, manage, conduct and maintain the said landed property or any part thereof, and to protect and defend our legal interest thereto till its disposal to the intending buyer/s.

**OM CONSTRUCTION**  
*Om Prakash Singh*  
Proprietor



Arun Kumar Mishra



*[Handwritten signature]*

Arun Kumar Mishra

2. To appear in all courts, offices and in any other Offices of the Government or Semi Government or Local Authority thereof related to the building property, and to represent us before the Office of D.C., Circle Officer, L.R.D.C., / A.N.A.C. / Registrar, / Municipal Authority etc., and / or any Registering or Competent or Municipal Authority.
3. To take all steps for safeguarding my interest thereto and to file any suit or case and/or to defend any suit or case and to appoint advocate, and to verify, sign, and submit any paper, show – cause, other papers etc., and to place the same before any such office or department.
4. To enter into contract with the various buyer/s on such terms and conditions as our attorney thinks fit and proper, and on selling the schedule below flat property after construction, our attorney will receive the money on our behalf and then deposit our consideration amount / money in our bank account for our share only and he can receive the money in his bank account for his share to which we have no claim or objection.
5. To sign, execute, swear, deliver any paper application, petition, objection, or no objection, agreement, document, affidavit, indemnity, plans, etc., notice, acknowledgement, vakalatnamas, and all other required papers etc., and to submit the same before any such Court or Office.
6. To enter in any other documents under conveyance and/or to execute any paper, affidavit or document etc., to and in favour of such buyer/s and to get such document/s registered in proper court of law.
7. To contest and/or compound and/or compromise any suit or case with the opposite party in respect of the said property or any part thereof on such terms as our attorney thinks fit and proper.

*[Handwritten signature]*

OM CONSTRUCTION  
*OM Praveesh Sirc*  
Proprietor

Anil Kumar Mishra

Anil Kumar Mishra

8. 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 or appeal against order of the lower court or office.
9. To sign and execute the deed of transfer by way of sale and / or any other document/s under conveyance with respect to the said property in favour of intending buyer/s and to present the deed for registration before the registering authority and to admit execution of the same for us and on our behalf, and to do all necessary acts, deeds, and things for completing the registration process thereof and to endorse the registration receipt/s.
10. Generally, to do all acts, deeds, and things for all intents and purposes as stated herein.
11. Be it expressly state that this General Power of Attorney does not create, constitute or assume any kind of transfer of right, or title of the property in favour of the Attorney, the attorney can make any kind of development or construction work based on this Power of Attorney, and the Principals / Executants have empowered the attorney for the schedule below property as per the terms and conditions mentioned in the Development Agreement also registered along with this indenture.

#### SCHEDULE

In the District Seraikela Kharsawan, under the District Sub Registry Office at Seraikela, Situated in Mouza Bhatia, P.S. Adityapur, Thana No 127, Old Ward No 4 (A.N.A.C.) to New Ward No 10 (A.N.A.C.), Block Gamharia, State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

OM CONSTRUCTION  
Om Prakash Singh  
Proprietor

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
New 128	New 1568	5.50 Decimals	North : Anita Srivastava
7 (Old)	368 (Old)	i.e. 2400 Sq.ft	South : 20'ft wide Road East : Om Prakash Singh West : Road

Anita Srivastava  
 Om Prakash Singh  
 Road

Total area measuring 5.50 Decimals

The annual rent payable to the State of Jharkhand, through C.O., Gamharia.

In witness whereof we, the Executant has hereunto set and subscribed my hand on this General Power of Attorney, today at Seraikela.

Read over and told the contents of this Power of Attorney to the parties by me in Hindi, who found it to be true and correct: A. Prakash Singh.

WITNESSES:

1. Vinod Singh S/o Sri Ram Das S/pt MB/14 New Hary Colony Aditole



Vinod Singh

Drafted & Printed by: A. Prakash Singh.

ATTORNEY



Om Prakash Singh  
Om Prakash Singh

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

**OM CONSTRUCTION**  
Om Prakash Singh  
 Proprietor

Om Prakash Singh  
 51 Page  
 (Advocate)  
 Enrolment No. 19/2010



## Pre Registration Docket

Date :- 18-04-2023 12:11 pm

Office Name :- SRO - Saraikela  
Token No:- 202300048049

Appoinment :- 17-Apr-2023 Time:- 12:0

Article	Power of Attorney
Pre Registration Date	16-Apr-2023
No. Of Pages	26
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 10,780.

Property Address	MOUZA BHATIA THANA NO 127 OLD WARD NO 4 AND NEW WARD NO 10 PS ADITYAPUR DIST SERAIKELLA KHARSAWAN
Property Description	OLD KHATA NO 7 OLD PLOT NO 368 AREA 5.50 DECIMALS
Select For Authentication Type	None

PRINCIPAL	-Mr. <b>SUNIL KUMAR MISHRA</b> , Address - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name <b>RAJESHWAR MISHRA</b> , PAN No.- ,Permission Case No.- , Aadhaar No. *****8119
	-Mr. <b>ARUN KUMAR MISHRA</b> , Address - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name <b>RAJESHWAR MISHRA</b> , PAN No.- ,Permission Case No.- , Aadhaar No. *****8147
	-Mr. <b>ANIL KUMAR MISHRA</b> , Address - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name <b>RAJESHWAR MISHRA</b> , PAN No.- ,Permission Case No.- , Aadhaar No. *****4189
ATTORNEY	-Ms. <b>OM CONSTRUCTION REP BY OM PRAKASH SINGH</b> , Address - OFFICE AT BHATIA, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name <b>KUNJ BIHARI SINGH</b> , PAN No.- ,Permission Case No.- , Aadhaar No. *****6377

Witness Information	<b>Mr. J YADAV</b> , Address - SAKCHI, JAMSHEDPUR- Father/Husband Name-R YADAV
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Identifier Details	<b>Mr. VIMLESH SINGH</b> , Address - MB 14, NEW HOUSING COLONY, NEAR POLUTION OFFICE, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN- <b>OM CONSTRUCTION</b> Father/Husband Name-RAM DASH SINGH
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*OM Prakash Singh*  
Proprietor

1	Stamp Duty	16
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1	E(III)	10,000
<b>Total</b>		<b>10,000</b>
2	SP	780
<b>Total</b>		<b>780</b>

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

*[Signature]*  
18/4/23

Deed Writer / Advocate

*[Signature]*  
OM Prakash Singh

Vendee / Claimant

*[Signature]*  
Anil Kumar Mishra

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

OM CONSTRUCTION

*[Signature]*  
Proprietor





## Document Registration Summary 1

Date :-18-Apr-2023

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

*Anil Kumar Mishra*

On Date 18-04-2023 Presented at SRO - Saraikela  
Signature of Presenter

SRO - Saraikela

Receipt : 814144

Receipt Date : 18-04-2023

Presenter Name: -

E(III) ₹10000

SP ₹900

Stamp Duty ₹100

**Total** ₹11000

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16	100	-84	GRAS	OmConstructionRepByOmPrakashSingh	GRN Number : 2316765769 DEPT Transaction Id : fe0c3caec8427adf52e4 Transaction Type :	100
E(III)	10000	10000	0	GRAS	OmConstructionRepByOmPrakashSingh	GRN Number : 2316766063 DEPT Transaction Id : 173091da4e9d97eec9c9 Transaction Type :	10000
SP	780	900	-120	GRAS	OmConstructionRepByOmPrakashSingh	GRN Number : 2316766063 DEPT Transaction Id : 173091da4e9d97eec9c9 Transaction Type :	900
Sub Total	10796	11000	-204				

Article : Power of Attorney Number of Pages : 52

Signature of Operator

Signature of Head Clerk

OM CONSTRUCTION

Signature of Registering Officer

*Om Prakash Singh*  
**Proprietor**


**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Saraikela

District Name :-

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 202300048049

Deed Type	Power of Attorney
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 16, E(III) :- Rs. 10000, SP :- Rs. 780,

 Sh./Smt. **ANIL KUMAR MISHRA** s/o/d/o/w/o **RAJESHWAR MISHRA** has presented the document for registration in this office

 today dated :- **18-Apr-2023** Day :- **Tuesday** Time :- **12:30:15 PM**



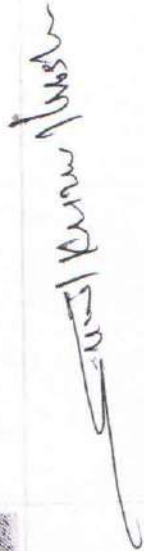



 ANIL KUMAR  
MISHRA (Individual)

Party Name	Document Type	Document Number
ANIL KUMAR MISHRA	PAN/UID	831798844189

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>ANIL KUMAR MISHRA</b> Address1 - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Anil Kumar Mishra Address:- r-95 second floor block- r, , khirki extension, , Malviya Nagar, , South Delhi, 110017, , Delhi, India		PRINCIPAL Age:51			



**OM CONSTRUCTION**

 OM Prayash Singh  
 Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>SUNIL KUMAR MISHRA</b> Address1 - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sunilkumar Mishra Address:- F 134 , No - 322 , 3rd Floor, NEB Sarai , Ignou Road, T/F KGF , R/Side, New Delhi, Ignou , South Delhi, 110068 , Delhi, India		PRINCIPAL Age:46			
3	<b>ARUN KUMAR MISHRA</b> Address1 - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Arun Kumar Mishra Address:- A-38 , 3rd Floor,, Panchsheel Vihar, Malviya Nagar , South Delhi, 110017 , Delhi, India		PRINCIPAL Age:47			

OM CONSTRUCTION


  
Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	<b>OM CONSTRUCTION</b> <b>REP BY OM PRAKASH SINGH</b> <b>Address1 - OFFICE AT BHATIA, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN,</b> <b>Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Om Prakash Singh <b>Address:-</b> , , Bhatiya Basti, Adityapur, Forest Block, , Seraikela-Kharsawan, 832109, , Jharkhand, India		ATTORNEY Age:43			Om Prakash Singh

## Identification:

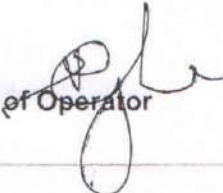
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>VIMLESH SINGH</b> <b>S/o-D/o RAM DASH SINGH</b> <b>Address1 - MB 14, NEW HOUSING COLONY, NEAR POLUTION OFFICE, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , Jharkhand</b> <b>PAN No.:</b>			Vimlesh Singh

## Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

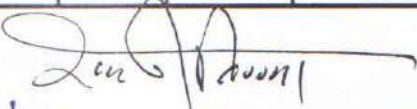
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>J YADAV</b> <b>Address1 - SAKCHI, JAMSHEDPUR, Address2 - , , Jharkhand</b>			

Signature of Operator



OM CONSTRUCTION  
 Om Prakash Singh  
 Proprietor

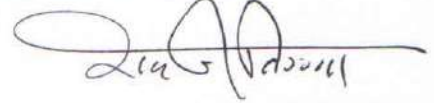
Seal and Signature of Registering Officer



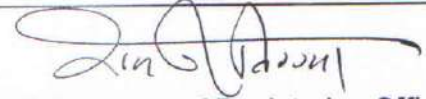
जिला अवर निबन्धक  
 सरायकेला खगमाँ

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( ANIL KUMAR MISHRA , SUNIL KUMAR MISHRA , ARUN KUMAR MISHRA), has/have admitted the execution before me. He/ She/ They has / have been identified by (VIMLESH SINGH) Son/Daughter/Wife of (RAM DASH SINGH) resident of (MB 14, NEW HOUSING COLONY, NEAR POLUTION OFFICE, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN) and by occupation (Business).



Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 18-Apr-2023

जिला अवर निबध्व  
सरायकेला खरसावई

OM CONSTRUCTION  
DH Prayash Singh  
Proprietor

Token No.: 202300048049

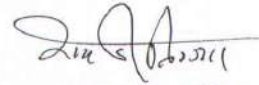
## CERTIFICATE

### Office of the SRO - Saraikela

This **Power of Attorney** was presented before the registering officer on date **18-Apr-2023** by **ANIL KUMAR MISHRA**, S/O, D/O, W/O **RAJESHWAR MISHRA** resident of ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN .,

This deed was registered as Document No:- **2023/SAR/1492/BK4/136** in Book No :- **BK4**, Volume No :- 20 from Page No :- 183 to 234 at, office of **SRO - Saraikela**

Date:- 18-Apr-2023



Registering Officer

OM CONSTRUCTION  
Proprietor  
DH Prakash Singh