



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 950d53c67f9d8aee0019

Receipt Date : 17-Mar-2021 12:10:29 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20200000111268

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : DAYAL BUILDERS REP BY SURENDER PAL SINGH ( Vendee )

GRN Number : 2105049362



-: For Office Use :-

2021/JSR/1436/BK4/113



Def  
17/03/21

2020/111268  
17.03.21

Surender

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

सुरेन्द्र प्रकाश डी

DAYAL BUILDERS

Surender  
Proprietor

Surender Kumar

17/03/2021

*gop...*

*PS*  
*Sy...*

*Sh...*  
*50*



*57*  
*17/8*

*Ho*

*Ashok Kumar Wadhawan*  
*17/08/2021*

*प्रा. नं. 179 जॉ. नं. 179*  
*1428 - बुलडिंग डिप्टी के रई*  
*जघ. ई।*  
*17/8/21*

**जिला अवर निबन्धक**

नियम 21 के अधीन ग्राह्य: भारतीय स्टाम्प-अधिनियम  
के अन्तर्गत ऐक्ट 1962 की अनुसूची  
के अधीन 48 (अ) के अधीन  
(या स्टाम्प-शुल्क  
संबंधित नहीं है।

हस्ताक्षरित दस्तावेज में लेख्यकारी / प्रिंटेड  
जाति के... *दा. 17/8/21* के अंतर्गत की गई हैं।  
छोटानागपुर कारतकारी अधिनियम 1908  
की धारा 48(B) के अन्तर्गत नहीं हैं।

*17/8/21*

*निबन्धक-निदेशकारी*

**GENERAL POWER OF ATTORNEY**

*Feedlyett*

*₹ (111) 10,000/-*

*दस्तावेज जांचा*  
*17/8/21*

KNOWN ALL MEN BY THESE PRESENTS THAT I, ASHOK KUMAR WADHAWAN (UID : 4712 1509 8853 and PAN : BFQPK2080A), s/o Late Kuldip Singh by faith Hindu, by caste *Angb...* Indian National, by occupation Business, R/o 117, Kachhari Mohalla, Jugsalai, P.O and P.S Jugsalai, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the "FIRST PARTY / OWNER / EXECUTANT" (which expression shall unless excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART:

M/s DAYAL BUILDERS  
*S...*  
Proprietor

WHEREAS I the Owner had entered into a Development Agreement deed no. 2021/JSR/1435 /BK1/1318 dated 17/3/21, registered at the District sub registry office at Jamshedpur, in respect of my property i.e. All that piece and parcel of land measuring an area of 3.66 Decimals, recorded under Khata no. 179, being plot no. 1438, situated in Mouza Jugsalai, Ward No. 4, P.S. Jugsalai, Thana no.11614, District East Singhbhum, and morefully described in the Schedule hereunder with **DAYAL BUILDERS**.

ANDWHEREAS as per the said terms of the registered Development Agreement deed no. 2021/JSR/1435 /BK1/1318 dated 17/3/21, at Jamshedpur, I am also executing this General Power of Attorney in respect of my Schedule hereunder land with property, in favour of Surender Pal Singh the proprietor of **M/S DAYAL BUILDERS**.

NOW BY THESE PRESENTS I hereby constitute and Appoint Mr. **SURENDER PAL SINGH**, S/o Sardar Gurdayal Singh, by faith Sikh, by caste Chattri, by occupation Business, resident of Gouri Shankar Road, Jugsalai, within P.S Jugsalai, Town Jamshedpur, District East Singhbhum, proprietor of **M/S DAYAL BUILDERS**, having its office at B.S. Plaza (Ground Floor), Main Road, Bistupur, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, as my **TRUE AND LAWFUL ATTORNEY**, to do execute and exercise the following acts, deeds and things in my name and in my behalf that is to say:-

1. To appear and / or represent me in all courts, courts, Civil, Criminal, Collectorate, Appellate, and / or Higher Court/s / authorities, High court, Apex Court, all office including the office of Panchay at and / or Municipal, D.C, S.D.O, C.O, B.D.O, Notified Area Committee, Municipal Council, Zila Parishad, appropriate authority, if any, needed, Police Station, J.S.E.B., Tribunal, JNAC, JUSCO, Tata Steel Ltd., Jharkhand fire Brigade, Pollution Control, Sales Tax, Income Tax, G.S.T., Registering Authority, before any

**M/s DAYAL BUILDERS**

*Surender Pal Singh*  
Proprietor

*Ashish Kumar Das*  
18/03/2021

forum, Institute, Organization, Bank, L.I.C Housing, HDFC, other Govt. and Semi Govt. offices.

2. To sign execute, swear and deliver any paper plan, application, petition, form, objection or no-objection, Vakaltnama, notice, Acknowledgement, affidavit, indemnity, Declaration, document under conveyance, letter of information, and file the same before any court or office, letter of information, and file the same before any court or office and / or organization financial institution and / or before any party, person and concern.
3. To look after, manage and maintain Schedule hereunder immovable property and also protect and defend my legal interest thereto.
4. To file any suit or case and / or defend any suit or case, to give evidence, appoint Advocate, Solicitor, Arbitrator, and Legal representative to conduct any suit or case and to verify, sign and submit plaint, revised plan written statement, show cause, evidence, order, judgement, affidavit Indemnity and all required papers, documents etc. before any court or office and to purchase required court fees, NJS, other form etc.
5. To contest and / or compound any suit or case and / or proceedings with the Opposite party as my said attorney thinks fit and proper.
6. To apply and obtain certified copy of order, Decree and Judgement passed by any court or office for record and reference AND / OR refer the same for higher arbitration or appeal against order, decree and judgement passed by the lower court, office etc., and also obtain any paper, certified copy of the document or deed on my behalf.

M/s DAYAL BUILDERS

*[Signature]*  
Proprietor

*[Signature]*  
18/02/2021

7. To enter into an agreement or agreements with one or more intending buyer or buyers in respect of the said land or any part thereof or any structure standing over the Schedule hereunder written property.
8. To pay the ground rent, electricity, other utility services, amenities, Panchy at or municipal taxes, or charges if any, in respect of the Schedule hereunder written property and to convert the nature of land through the local authority C.O. / D.C. / Zila Parishad, Municipal Council, J.N.A.C., and or appropriate authority, Government Departments.
9. To apply before the appropriate authorities for obtaining electricity power connection, water arrangement, Telephone connection, and / or sewerage, additional connection, and for any further matters and affairs over the Schedule hereunder written property.
10. And to Act as per the terms of the Development Agreement deed no. 2021/JSR/ 1435 /BK1/1318 dated 17/3/21, registered at the district sub registry office at Jamshedpur.
11. To apply for proper permission no objection and clearance, if any, require or deem to be required with respect to the Schedule hereunder written property before the appropriate authority and / or concern or department and obtain permission of order for the same.
12. To enter in agreement or agreements with one or more intending buyer or buyers and / or party or parties sale and transfer and / or alienate or assigns or lien the Schedule hereunder written land or part thereof or structure standing thereon on such terms as my attorney shall think fit and

M/s DAYAL BUILDERS

*S. Singh*  
Proprietor

*S. Singh*  
17/03/2021

proper and / or as such terms as my attorney and such party may mutually agree upon.

13. To sign and execute the Deed of transfer by sale, and / or any other deed under conveyance, mortgage, lease deed etc. in favour of any party, person, concern, institute, organization, financial institute etc. in respect of my Schedule hereunder property or any part thereof or any structure standing thereon and to present such deed or deeds for registration before the Registering Authority and / or the officer, competent, to get the document registered under the Indian Registration Act, and admit execution of the same for me **AND ON MY BEHALF** to do all acts, deeds and things for completing the Registration of such deeds and instruments and also endorse the Registration Receipt thereof.

14. To apply for all sanctions, clearances, licenses, permissions, N.O.C. /s and any form of approval from/ before the appropriate authority and / or concern or department and obtain permission of order for the same.

15. To obtain building permit, plan and permission for construction from the competent authority.

16. To mortgage the Schedule hereunder written property or any structure or unit being constructed thereon in any financial institution.

**AND GENERALLY** to do all acts, deeds and things for all intents and purposes as stated herein and I **HEREBY AGREE TO RATIFY AND CONFIRM** all acts, deeds and things shall lawfully do, execute and perform and / or cause to be done, executed and performed by my said attorney by virtue of these presents and shall be binding on me.

SCHEDULE

All that piece and parcel of land measuring an area of 3.66 Decimals, recorded under Khata no. 179, being plot no. 1438, situated in Mouza Jugsalai, Ward No. 4, P.S. Jugsalai, Thana no.11614, Town Jamshedpur, District East Singhbhum,

Bounded as follows :

North : Main road;

South : Branch road;

East : Virender kumar Wadhawan;

West : Hotel Kailsah Regency.

VOL - 50, Page - 96

In Witness Whereof the Executant has signed this Deed Today the 17<sup>th</sup> day of MARCH 2021 at Jamshedpur, in presence of the following witness.

WITNESSES: 1) Bhupinder Singh s/o INDRESEET SINGH BHATIA  
Jugsalai

2) श्री: रामुदित खान

पिता: श्री: हनुम खान

र. Khan.

3) Dhunjyoti Singh Sadana, s/o Chander Singh Sadana, R/O, 43, Sadana Villa, Karami Bashi Road, Jugsalai, Jamshedpur.

M/s DAYAL BUILDERS

Proprietor

Ash Kumar Wadhawan

Ash Kumar Wadhawan  
18/03/21

ATTORNEY'S SIGNATURE & FINGER PRINT

SURENDER PAL SINGH

(Proprietor M/S Dayal Builders)



Handwritten signature of Surender Pal Singh.



M/S DAYAL BUILDERS

Sp Singh

Proprietor

17/03/2021

Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.

Handwritten signature of the attorney.  
ADVOCATE

M/S DAYAL BUILDERS  
Sp Singh  
Proprietor

Handwritten signature of the proprietor.  
17/03/2021





# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8addf040cbffddf2e64f

Receipt Date : 17-Mar-2021 12:34:00 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20200000111061

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : DAYAL BUILDERS REP BY SURENDER  
PAL SINGH ( Vendee )

GRN Number : 2105050615



-: For Office Use :-

Deed  
AT 17-03-21  
17-03-21

2020/111061  
17-03-21

M/s. DAYAL BUILDERS

Proprietor



2021/JSR/1432/BK4/111

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।

जगदीश सिंह की सेवा वरी की गई है। Jagdish Singh

17/03/2021

*Jagdish*

*PS Sugand*

*shu*  
SD



*54*

*Hant*

*Jagdish Singh*  
17/03/2021

*स्वामी जी का 179 लीट्र का 101  
1488 यहाँ कलम में लिखा है  
जिस में 17/3/21*

**जिला अवर निबन्धक**

उपस्थापित दस्तावेज में देखिकारी / प्रिंसपल  
जाति के *श्री 17/3/21* अंकित की गई है।  
छोटानागपुर कारतकारी अधिनियम 1908  
की धारा 46(B) के अन्तर्गत नहीं है।

*17/3/2021*

नियम 21 के अधीन ग्राह्या: भारतीय स्टाम्प-अधिनियम  
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची  
1 या 1क, स०...*U.S.* के अधीन  
यथावत् स्टाम-सहित (या स्टाम्प-शुल्क  
से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं।)

*निर्वाचन...*

**GENERAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS THAT I, JAGDISH SINGH alias  
JAGDISH SINGH WADHAWAN (UID : 4278 0536 7978 and PAN :  
ADSPS4149M), s/o Late Joginder Nath Wadhawan, by faith Hindu, by caste  
*Arja Rujabi*, Indian National, by occupation Business, R/oH. no. 8, Kagal Nagar,  
Road no. 1, P.O and P.S. Sonari, Town Jamshedpur, District East Singhbhum,  
State of Jharkhand, hereinafter referred to as the "FIRST PARTY / OWNER  
/EXECUTANT" (which expression shall unless excluded by or repugnant to  
the context, mean and include their heirs, successors, executors,  
administrators, legal representatives, nominees and assigns)of the ONE  
PART:

*Feedback*

*₹ 10,000-*

*दस्तावेज जीवा*

M/s. DAYAL BUILDERS

*Sugand*

Proprietor

WHEREAS I the Owner have entered into a Development Agreement deed no. 2021/JSR/ 1431 /BK1/ 1316 dated 17/03/2021, registered at the District Sub registry office at Jamshedpur, in respect of my Property i.e. All that piece and parcel of land measuring an area of 3.66 Decimals, recorded under Khata no. 179, being plot no. 1438, situated in Mouza Jugsalai, Ward No. 4, P.S. Jugsalai, Thana no.11614, District East Singhbhum, and morefully described in the Schedule hereunder with DAYAL BUILDERS.

ANDWHEREAS as per the said terms of the registered Development Agreement deed no. 2021/JSR/ 1431 /BK1/ 1316 dated 17/03/2021 registered at the District Sub registry office at Jamshedpur, I am also executing this General Power of Attorney in respect of my Schedule hereunder land with property, in favour of Surender Pal Singh the proprietor of M/S DAYAL BUILDERS.

NOW BY THESE PRESENTS I hereby constitute and Appoint Mr. SURENDER PAL SINGH, S/o Sardar Gurdayal Singh, by faith Sikh, by caste Chattri, by occupation Business, resident of Gouri Shankar Road, Jugsalai, within P.S Jugsalai, Town Jamshedpur, District East Singhbhum, proprietor of M/S DAYAL BUILDERS, having its office at B.S. Plaza (Ground Floor), Main Road, Bistupur, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, as my TRUE AND LAWFUL ATTORNEY, to do execute and exercise the following acts, deeds and things in my name and in my behalf that is to say:-

1. To appear and / or represent me in all courts, courts, Civil, Criminal, Collectorate, Appellate, and / or Higher Court/s / authorities, High court, Apex Court, all office including the office of Panchayat and / or Municipal, D.C, S.D.O, C.O, B.D.O, Notified Area Committee, Municipal Council, Zila Parishad, appropriate authority, if any, needed, Police Station, J.S.E.B., Tribunal, JNAC, JUSCO, Tata Steel Ltd., Jharkhand fire Brigade, Pollution

M/s. DAYAL BUILDERS

  
Proprietor

Jagdish Singh  
17/03/2021

Control, Sales Tax, Income Tax, G.S.T., Registering Authority, before any forum, Institute, Organization, Bank, L.I.C Housing, HDFC, other Govt. and Semi Govt. offices.

2. To sign execute, swear and deliver any paper plan, application, petition, form, objection or no-objection, Vakaltnama, notice, Acknowledgement, affidavit, indemnity, Declaration, document under conveyance, letter of information, and file the same before any court or office, letter of information, and file the same before any court or office and / or organization financial institution and / or before any party, person and concern.

3. To look after, manage and maintain Schedule hereunder immovable property and also protect and defend my legal interest thereto.

4. To file any suit or case and / or defend any suit or case, to give evidence, appoint Advocate, Solicitor, Arbitrator, and Legal representative to conduct any suit or case and to verify, sign and submit plaint, revised plan written statement, show cause, evidence, order, judgement, affidavit Indemnity and all required papers, documents etc. before any court or office and to purchase required court fees, NJS, other form etc.

5. To contest and / or compound any suit or case and / or proceedings with the Opposite party as my said attorney thinks fit and proper.

6. To apply and obtain certified copy of order, Decree and Judgement passed by any court or office for record and reference AND / OR refer the same for higher arbitration or appeal against order, decree and judgement

Jagdish Singh  
17/03/2024

M/s. DAYAL BUILDERS

  
Proprietor

passed by the lower court, office etc., and also obtain any paper, certified copy of the document or deed on my behalf.

7. To enter into an agreement or agreements with one or more intending buyer or buyers in respect of the said land or any part thereof or any structure standing over the Schedule hereunder written property.

8. To pay the ground rent, electricity, other utility services, amenities, Panchyat or municipal taxes, or charges if any, in respect of the Schedule hereunder written property and to convert the nature of land through the local authority C.O. / D.C. / Zila Parishad, Municipal Council, J.N.A.C., and or appropriate authority, Government Departments.

9. To apply before the appropriate authorities for obtaining electricity power connection, water arrangement, Telephone connection, and / or sewerage, additional connection, and for any further matters and affairs over the Schedule hereunder written property.

10. And to Act as per the terms of the Development Agreement deed no. 2021/JSR/1431 /BK1/1316 dated 17/03/21, registered at the District Sub registry office at Jamshedpur.

11. To apply for proper permission no objection and clearance, if any, require or deem to be required with respect to the Schedule hereunder written property before the appropriate authority and / or concern or department and obtain permission of order for the same.

Jagdish Singh  
17/05/2024

M/s. DAYAL BUILDERS

  
Proprietor

12. To enter in agreement or agreements with one or more intending buyer or buyers and / or party or parties sale and transfer and / or alienate or assigns or lien the Schedule hereunder written land or part thereof or structure standing thereon on such terms as my attorney shall think fit and proper and / or as such terms as my attorney and such party may mutually agree upon.

13. To sign and execute the Deed of transfer by sale, and / or any other deed under conveyance, mortgage, lease deed etc. in favour of any party, person, concern, institute, organization, financial institute etc. in respect of my Schedule hereunder property or any part thereof or any structure standing thereon and to present such deed or deeds for registration before the Registering Authority and / or the officer, competent, to get the document registered under the Indian Registration Act, and admit execution of the same for me AND ON MY BEHALF to do all acts, deeds and things for completing the Registration of such deeds and instruments and also endorse the Registration Receipt thereof.

14. To apply for all sanctions, clearances, licenses, permissions, N.O.C. /s and any form of approval from/ before the appropriate authority and / or concern or department and obtain permission of order for the same.

15. To obtain building permit, plan and permission for construction from the competent authority.

16. To mortgage the Schedule hereunder written property or any structure or unit being constructed thereon in any financial institution.

Jagdish Singh  
17/03/2021

6 |

Ms. DAYAL BUILDERS



Proprietor

AND GENERALLY to do all acts, deeds and things for all intents and purposes as stated herein and I HEREBY AGREE TO RATIFY AND CONFIRM all acts, deeds and things shall lawfully do, execute and perform and / or cause to be done, executed and performed by my said attorney by virtue of these presents and shall be binding on me.

### SCHEDULE

All that piece and parcel of land measuring an area of 3.66 Decimals, recorded under Khata no. 179, being plot no. 1438, situated in Mouza Jugsalai, Ward No. 4, P.S. Jugsalai, Thana no.11614, Town Jamshedpur, District East Singhbhum,

Bounded as follows :

North : Main road;

South : Branch road;

East : Hotel Green Park;

West : Jaidev kumar wadhawan.

VOL - 50, PAGE - 96

In Witness Whereof the Executant has signed this Deed Today the 17<sup>th</sup> day of March 2021 at Jamshedpur, in presence of the following witness.

WITNESSES:

1. Bhepnder Sanyal S/O INDEBJEET SINGH  
Jugsalai.

2. श्री. अशोक कुमार खान

पिता : श्री. हरीश खान

3. Dharmjith Singh Sadana, s/o Dharmwant Singh  
Sadana, R/o 43 Sadana Villa, Pooni Basti  
Road, Jugsalai, Jamshedpur

M/s. DAYAL BUILDERS

Sanyal

Proprietor

Jagdish Singh  
17/03/2021

ATTORNEY'S SIGNATURE & FINGER PRINT

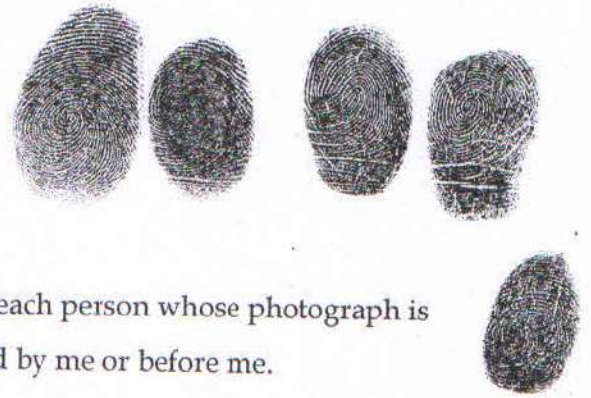
SURENDER PAL SINGH

(Proprietor M/S Dayal Builders)



Handwritten signature of Surender Pal Singh over the photograph.

Spsinh  
12/03/2024



Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.

Handwritten signature of Harit Singh  
ADVOCATE

Jagdish Singh  
12/03/2024

Ms. DAYAL BUILDERS

Spsinh  
Proprietor





# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 55faf92d7c8dfd7f8eb0

Receipt Date : 17-Mar-2021 12:31:35 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20200000111111

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : DAYAL BUILDERS REP BY SURENDER  
PAL SINGH ( Vendee )

GRN Number : 2105050472



-: For Office Use :-

2021/JSR/1438/BK4/114

M/s DAYAL BUILDERS

Surender  
Proprietor



Defence  
012/2021  
17-03-21  
2021/111111  
17.03.21

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 मुद्रांक शुल्क का भुगतान किया गया है।

Jai Lakshmi

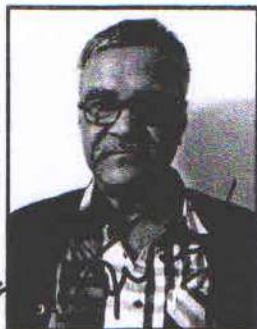
17/03/2021

gopya

P3  
Jugsalai

50  
50

50  
77B



Hc

जिला अवर निबन्धक  
सम्बन्धित दरख्त में लड़का / प्रसन्न  
जाति के श्री. य. क. क. की पत्नी है।  
छाताबागपुर कारतकारी अधिनियम 1998  
की धारा 481(B) के अन्तर्गत नहीं है।

17/3/2021



Jaidev Kumar  
17/03/2021

खान/जाल 179 सी  
जाल 1438  
(खान) के दफ्तरी है।  
17/3/2021

GENERAL POWER OF ATTORNEY

I, the undersigned, known to all men by these presents that I, JAIDEV KUMAR WADHAWAN alias JAYDEV KUMAR WADHAWAN (UID : 2067 7373 PAN : AAFPW4957K) S/o Late Ranjeet Singh, by faith Hindu, by caste काते Indian National, by occupation Business, R/o H. No. 118, Hotel Basera, Station Road, Kachhari, Tatanagar, Jugsalai, P.O Tatanagar and P.S जुगसाली, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the "FIRST PARTY / OWNER /EXECUTANT" (which expression shall unless excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART:

Keched  
E(111/10,000)

17/3/2021  
दस्तावेज जाँचा

M/s DAYAL BUILDERS

Proprietor

WHEREAS I the Owner had entered into a Development Agreement deed no.2021/JSR/ 1437/BK1/ 1319 dated 17/3/21, registered at the District Sub registry office at Jamshedpur, in respect of my Property i.e. All that piece and parcel of land measuring an area of 1.83 Decimals, recorded under Khata no. 179, being plot no. 1438, situated in Mouza Jugsalai, Ward No. 4, P.S. Jugsalai, Thana no.11614, District East Singhbhum, and morefully described in the Schedule hereunder with DAYAL BUILDERS.

ANDWHEREAS as per the said terms of the Development Agreement deed no.2021/JSR/ 1437 /BK1/ 1319 dated 17/3/21, registered at the District Sub registry office at Jamshedpur I am also executing this General Power of Attorney in respect of my Schedule hereunder land with property in favour of Surender Pal Singh the proprietor of M/SDAYAL BUILDERS.

NOW BY THESE PRESENTSI hereby constitute and SURENDER PAL SINGH, S/o Sardar Gurdayal Singh, by faith Sikh, by caste Chattri, by occupation Business, resident of Gouri Shankar Road, Jugsalai, within P.S Jugsalai, Town Jamshedpur, District East Singhbhum, proprietor of M/S DAYAL BUILDERS, having its office at B.S. Plaza (Ground Floor), Main Road, Bistupur, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, as my TRUE AND LAWFUL ATTORNEY, to do execute and exercise the following acts, deeds and things in my name and in my behalf that is to say:-

1. To appear and / or represent me in all courts, courts, Civil, Criminal, Collectorate, Appellate, and / or Higher Court/s / authorities, High court, Apex Court, all office including the office of Panchayat and / or Municipal, D.C, S.D.O, C.O, B.D.O, Notified Area Committee, Municipal Council, Zila Parishad, appropriate authority, if any, needed, Police Station, J.S.E.B., Tribunal, JNAC, JUSCO, Tata Steel Ltd., Jharkhand fire Brigade, Pollution

Jawinder Kumar  
1808/2021

M/s DAYAL BUILDERS

S.P.Singh  
Proprietor

Control, Sales Tax, Income Tax, G.S.T., Registering Authority, before any forum, Institute, Organization, Bank, L.I.C Housing, HDFC, other Govt. and Semi Govt. offices.

2. To sign execute, swear and deliver any paper plan, application, petition, form, objection or no-objection, Vakaltnama, notice, Acknowledgement, affidavit, indemnity, Declaration, document under conveyance, letter of information, and file the same before any court or office, letter of information, and file the same before any court or office and / or organization financial institution and / or before any party, person and concern.

3. To look after, manage and maintain Schedule hereunder immovable property and also protect and defend my legal interest thereto.

4. To file any suit or case and / or defend any suit or case, to give evidence, appoint Advocate, Solicitor, Arbitrator, and Legal representative to conduct any suit or case and to verify, sign and submit plaint, written statement, show cause, evidence, order, judgement, affidavit Indemnity and all required papers, documents etc. before any court or office and to purchase required court fees, NJS, other form etc.

5. To contest and / or compound any suit or case and / or proceedings with the Opposite party as my said attorney thinks fit and proper.

6. To apply and obtain certified copy of order, Decree and Judgement passed by any court or office for record and reference AND / OR refer the same for higher arbitration or appeal against order, decree and judgement

Jaydev Kumar  
17/03/2021

passed by the lower court, office etc., and also obtain any paper, certified copy of the document or deed on my behalf.

7. To enter into an agreement or agreements with one or more intending buyer or buyers in respect of the said land or any part thereof or any structure standing over the Schedule hereunder written property.

8. To pay the ground rent, electricity, other utility services, amenities, Panchyat or municipal taxes, or charges if any, in respect of the Schedule hereunder written property and to convert the nature of land through the local authority C.O. / D.C. / Zila Parishad, Municipal Council, J.N.A.C., and or appropriate authority, Government Departments.

9. To apply before the appropriate authorities for obtaining electricity power connection, water arrangement, Telephone connection, and / or sewerage, additional connection, and for any further matters and affairs over the Schedule hereunder written property.

10. And to Act as per the terms of the Development Agreement deed no.2021/JSR/1437 /BK1/1319 dated 17/3/21 registered at the District Sub registry office at Jamshedpur.

11. To apply for proper permission no objection and clearance, if any, require or deem to be required with respect to the Schedule hereunder written property before the appropriate authority and / or concern or department and obtain permission of order for the same.

Jaydev Kumar  
17/03/2021

M/s DAYAL BUILDERS

  
Proprietor

12. To enter in agreement or agreements with one or more intending buyer or buyers and / or party or parties sale and transfer and / or alienate or assigns or lien the Schedule hereunder written land or part thereof or structure standing thereon on such terms as my attorney shall think fit and proper and / or as such terms as my attorney and such party may mutually agree upon.
13. To sign and execute the Deed of transfer by sale, and / or any other deed under conveyance, mortgage, lease deed etc. in favour of any party, person, concern, institute, organization, financial institute etc. in respect of my Schedule hereunder property or any part thereof or any structure standing thereon and to present such deed or deeds for registration before the Registering Authority and / or the officer, competent, to get the document registered under the Indian Registration Act, and admit execution of the same for me AND ON MY BEHALF to do all acts, deeds and things for completing the Registration of such deeds and instruments and also endorse the Registration Receipt thereof.
14. To apply for all sanctions, clearances, licenses, permissions, N.O.C. /s and any form of approval from/ before the appropriate authority and / or concern or department and obtain permission of order for the same.
15. To obtain building permit, plan and permission for construction from the competent authority.
16. To mortgage the Schedule hereunder written property or any structure or unit being constructed thereon in any financial institution.

Jaydev Kumar  
17/03/2021

M/s DAYAL BUILDERS  
Sponh  
Proprietor

AND GENERALLY to do all acts, deeds and things for all intents and purposes as stated herein and I HEREBY AGREE TO RATIFY AND CONFIRM all acts, deeds and things shall lawfully do, execute and perform and / or cause to be done, executed and performed by my said attorney by virtue of these presents and shall be binding on me.

SCHEDULE

All that piece and parcel of land measuring an area of 1.83 Decimals, recorded under Khata no. 179, being plot no. 1438, situated in Mouza Jugsalai, Ward No. 4, P.S. Jugsalai, Thana no.11614, Town Jamshedpur, District East Singhbhum,

Bounded as follows :

North : Main Road;

South : Branch Road;

East : Jagdish Singh Wadhawan;

West : virender Kumar Wadhawan.

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In Witness Whereof the Executant has signed this Deed Today the \_\_\_\_\_ day of \_\_\_\_\_ 2021 at Jamshedpur, in presence of the following witness.

WITNESSES: 1) Bhupinder Singh S/o INDEEJEEET SINGH BHATTI  
Jugsalai.

2) मो. जयामुनि रवान

पिता. स. देवीम रवान पत्न: पुरानी बरती शिब -

3) Dhanraj Singh Sadana, s/o Dhanraj Singh,  
Sadana Rd 43, Sadana Villa, Thana Bada  
Road, Jugsalai Jamshedpur.

M/s DAYAL BUILDERS

Proprietor.

Jagdish Kumar

Jagdish Kumar  
12/08/2021

ATTORNEY'S SIGNATURE & FINGER PRINT

SURENDER PAL SINGH

(Proprietor M/S Dayal Builders)



*Handwritten signature*



M/s DAYAL BUILDERS

*Surender Pal Singh*

Proprietor

17/03/2021

Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.

*Handwritten signature*  
ADVOCATE

*Handwritten signature*  
17/03/2021

M/s DAYAL BUILDERS

*Surender Pal Singh*  
Proprietor





4

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4fda33bd8d8fa7d1c9ba

Receipt Date : 17-Mar-2021 12:26:44 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20200000111084

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : DAYAL BUILDERS REP BY SURENDER  
PAL SINGH ( Vendee )

GRN Number : 2105050217

M/s DAYAL BUILDERS

*Spsinh*  
Proprietor



-: For Office Use :-

*Del*  
*17/03/21*  
*2020/11/1084*  
*17-03-21*



2021/JSR/11434/BK4/112

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

*सुरेंद्र कुमार की सेवा वकीली एवं*

*Surender Kumar 17/03/2021*

*hshsh*

gopd

As Jugsalai

shw 50



55 17/3

Virender Kumar  
17/03/2021

नियम 21 के अधीन प्राणा: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, सं... 4-8 के अधीन यथावत् स्टाम्प-सहित (या स्टाम्प-शुल्क से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)

निबंधन-प्रमाणित

जिला अवर निबन्धक  
एकस्थापित दस्तद्विज में लेखकरी / प्रिंसपल जाति के... 21/3/2021  
छंटानागपुर कारतकारी अधिनियम 1908 की धारा 48(B) के अन्तर्गत नहीं है।

17/3/2021  
1408 करिकरुत, रजि. नं. 1408  
दर जय

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT I, VIRENDER KUMAR alias VIRENDER KUMAR WADHAWAN (UID : 9145 5239 0264 and PAN : ADFPK9081R) S/o Late Ranjeet Singh, by faith Hindu, caste Arya Punjabi, Indian National, by occupation Business, R/o 118, Kachhari Mohalla, Station Road, Tatanagar, Jugsalai, P.O and P.S Jugsalai, Town Jamshedpur, District East Singhbhum, State of Jharkhand, State of Jharkhand, hereinafter referred to as the "FIRST PARTY / OWNER / EXECUTANT" (which expression shall unless excluded by or repugnant to the context, mean and includé their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART:

gopd

₹(111) 10,000

17/3/2021  
दरसाविज जांचा

M/s DAYAL BUILDERS  
Proprietor

Virender Kumar  
17/03/2021

WHEREAS I the Owner had entered into a Development Agreement deed no.2021/JSR/ 1433 /BK1/1317 dated 17/03/21 registered at the District Sub registry office at Jamshedpur, in respect of my property i.e. All that piece and parcel of land measuring an area of 1.83 Decimals, recorded under Khata no. 179, being plot no. 1438, situated in Mouza Jugsalai, Ward No. 4, P.S. Jugsalai, Thana no.11614, District East Singhbhum, and morefully described in the Schedule hereunder with **DAYAL BUILDERS**.

AND WHEREAS as per the said terms of the Development Agreement deed no.2021/JSR/ 1433 /BK1/ 1317 dated 17/03/21 at Jamshedpur, I am also executing this General Power of Attorney in respect of my Schedule hereunder land with property in favour of Surender Pal Singh the proprietor of **M/S DAYAL BUILDERS**.

NOW BY THESE PRESENTS I hereby constitute and **SURENDER PAL SINGH**, S/o Sardar Gurdayal Singh, by faith Sikh, by caste Chattri, by occupation Business, resident of Gouri Shankar Road, Jugsalai, within P.S Jugsalai, Town Jamshedpur, District East Singhbhum, proprietor of **M/S DAYAL BUILDERS**, having its office at B.S. Plaza (Ground Floor), Main Road, Bistupur, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, as my **TRUE AND LAWFUL ATTORNEY**, to do execute and exercise the following acts, deeds and things in my name and in my behalf that is to say:-

1. To appear and / or represent me in all courts, courts, Civil, Criminal, Collectorate, Appellate, and / or Higher Court/s / authorities, High court, Apex Court, all office including the office of Panchayat and / or Municipal, D.C, S.D.O, C.O, B.D.O, Notified Area Committee, Municipal Council, Zila Parishad, appropriate authority, if any, needed, Police Station, J.S.E.B., Tribunal, JNAC, JUSCO, Tata Steel Ltd., Jharkhand fire Brigade, Pollution Control, Sales Tax, Income Tax, G.S.T., Registering Authority, before any

M/s DAYAL BUILDERS

  
Proprieter

  
17/03/2021

forum, Institute, Organization, Bank, L.I.C Housing, HDFC, other Govt. and Semi Govt. offices.

2. To sign execute, swear and deliver any paper plan, application, petition, form, objection or no-objection, Vakaltnama, notice, Acknowledgement, affidavit, indemnity, Declaration, document under conveyance, letter of information, and file the same before any court or office, letter of information, and file the same before any court or office and / or organization financial institution and / or before any party, person and concern.

3. To look after, manage and maintain Schedule hereunder immovable property and also protect and defend my legal interest thereto.

4. To file any suit or case and / or defend any suit or case, to give evidence, appoint Advocate, Solicitor, Arbitrator, and Legal representative to conduct any suit or case and to verify, sign and submit plaint, written statement, show cause, evidence, order, judgement, affidavit Indemnity and all required papers, documents etc. before any court or office and to purchase required court fees, NJS, other form etc.

5. To contest and / or compound any suit or case and / or proceedings with the Opposite party as my said attorney thinks fit and proper.

6. To apply and obtain certified copy of order, Decree and Judgement passed by any court or office for record and reference AND / OR refer the same for higher arbitration or appeal against order, decree and judgement passed by the lower court, office etc., and also obtain any paper, certified copy of the document or deed on my behalf.

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M/s DAYAL BUILDERS

*Sprinkh*  
Proprietor

*Vishen Kumar*  
17/08/2021

7. To enter into an agreement or agreements with one or more intending buyer or buyers in respect of the said land or any part thereof or any structure standing over the Schedule hereunder written property.

8. To pay the ground rent, electricity, other utility services, amenities, Panchyat or municipal taxes, or charges if any, in respect of the Schedule hereunder written property and to convert the nature of land through the local authority C.O. / D.C. / Zila Parishad, Municipal Council, J.N.A.C., and or appropriate authority, Government Departments.

9. To apply before the appropriate authorities for obtaining electricity power connection, water arrangement, Telephone connection, and / or sewerage, additional connection, and for any further matters and affairs over the Schedule hereunder written property.

10. And to Act as per the terms of the Development Agreement deed no.2021/JSR/ 1433 /BK1/ 1317 dated 17/03/2021 registered at the District Sub registry office at Jamshedpur.

11. To apply for proper permission no objection and clearance, if any, require or deem to be required with respect to the Schedule hereunder written property before the appropriate authority and / or concern or department and obtain permission of order for the same.

12. To enter in agreement or agreements with one or more intending buyer or buyers and / or party or parties sale and transfer and / or alienate or assigns or lien the Schedule hereunder written land or part thereof or structure standing thereon on such terms as my attorney shall think fit and

Virender Kumar  
17/03/2021

proper and / or as such terms as my attorney and such party may mutually agree upon.

13. To sign and execute the Deed of transfer by sale, and / or any other deed under conveyance, mortgage, lease deed etc. in favour of any party, person, concern, institute, organization, financial institute etc. in respect of my Schedule hereunder property or any part thereof or any structure standing thereon and to present such deed or deeds for registration before the Registering Authority and / or the officer, competent, to get the document registered under the Indian Registration Act, and admit execution of the same for me AND ON MY BEHALF to do all acts, deeds and things for completing the Registration of such deeds and instruments and also endorse the Registration Receipt thereof.

14. To apply for all sanctions, clearances, licenses, permissions, N.O.C. /s and any form of approval from/ before the appropriate authority and / or concern or department and obtain permission of order for the same.

15. To obtain building permit, plan and permission for construction from the competent authority.

16. To mortgage the Schedule hereunder written property or any structure or unit being constructed thereon in any financial institution.

AND GENERALLY to do all acts, deeds and things for all intents and purposes as stated herein and I HEREBY AGREE TO RATIFY AND CONFIRM all acts, deeds and things shall lawfully do, execute and perform and / or cause to be done, executed and performed by my said attorney by virtue of these presents and shall be binding on me.

*Virender Kumar*  
18/08/2021

M/s DAYAL BUILDERS

*Sprmh*  
Proprietor

SCHEDULE

All that piece and parcel of land measuring an area of 1.83 Decimals, recorded under Khata no. 179, being plot no. 1438, situated in Mouza Jugsalai, Ward No. 4, P.S. Jugsalai, Thana no.11614, Town Jamshedpur, District East Singhbhum,

Bounded as follows :

North : Main road;

South : Branch road;

East : Jaidev kumar wadhawan;

West : Ashok Kumar wadhawan.

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In Witness Whereof the Executant has signed this Deed Today the 17<sup>th</sup> day of March 2021 at Jamshedpur, in presence of the following witness.

WITNESSES:

1. Bhupinder Singh s/o Inderjit Singh Bhatia  
Jugsalai
2. Dharijot Singh Sadana, s/o. Phannant Singh,  
Sadana, P.O. 43 Sadana Villk. Kurani East,  
Road, Jugsalai Jamshedpur.

M/s DAYAL BUILDERS

*Sasmita*

Proprietor

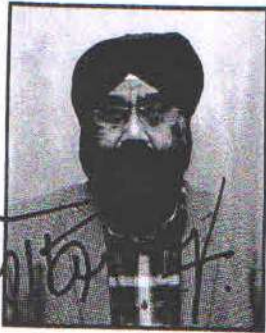
*Virender Kumar*

*Virender Kumar*  
17/03/2021

ATTORNEY'S SIGNATURE & FINGER PRINT

SURENDER PAL SINGH

(Proprietor M/S Dayal Builders)



*Handwritten signature of Surender Pal Singh*

*Surender Pal Singh  
17/03/2021*



Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.

M/s DAYAL BUILDERS

*Surender Pal Singh*  
Proprietor

*Handwritten signature of Advocate*  
ADVOCATE

*Surender Kumar  
17/03/2021*