



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 38ebccad05aae5345341

Receipt Date : 18-Jan-2023 02:10:56 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202300005748

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : ADITYA FORMATIVES REP BY AJAY KUMAR AGARWAL ( Vendee )

GRN Number : 2315313491



-: For Office Use :-

Defaced  
Ajay



2023 | JSR | 549 | BK4 | 33

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 प्रमाण के 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 प्रमाण के 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।

ADITYA FORMATIVES

ADITYA FORMATIVES

*Handwritten signature*  
Proprietor

*Handwritten signature*  
Proprietor

RADHA KRISHNA BUILDERS

RADHA KRISHNA BUILDERS

RADHA KRISHNA BUILDERS

Partner

Partner

Partner



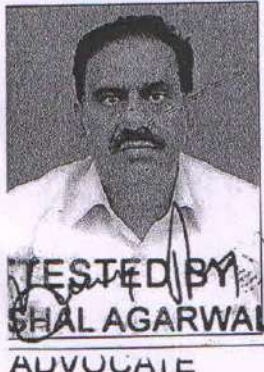
G. P. A.

P.S. Mango,

Stak 50/-



TESTED BY SHAL AGARWAL ADVOCATE



TESTED BY SHAL AGARWAL ADVOCATE

RADHA KRISHNA BUILDERS

RADHA KRISHNA BUILDERS

Partner (ANIL DHANDHANIA) 18/11/2023

Partner (RAJENDRA KUMAR AGARWAL) 18/11/23



RADHA KRISHNA BUILDER

RADHA KRISHNA BUILDERS

RADHA KRISHNA BUILDERS

RADHA KRISHNA BUILDERS

खाता नम्बर 781, प्लॉट नम्बर 3276, 3278, देय प्रतिबन्धित सूची में दर्ज नहीं है।

विशाला अग्रवाल भित्तिलेखक... अस्तित्व में लेखककारी / प्रिंसिपल अति से... अंकित की गई हैं। जेदनामपुर काश्तकारी अधिनियम 1908 की धारा 48(B) को अन्तर्गत नहीं हैं।

18/11/23

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT, M/S. RADHAKRISHNA BUILDERS (PAN: AAMFR8573K), a Partnership Firm having its Office at New Purulia Highway, Near Gandhi Maidan, Bara Hanuman Mandir, Mango, Jamshedpur, represented by its Partners 1) MR. ANIL DHANDHANIA (Aadhaar No. XXXX XXXX 8175), son of Shri Bishwambhar Prasad Dhandhania, by faith Hindu, by Nationality Indian, by occupation Business, resident of H.No. A 56, Pitunia Street, Ashiana Garden, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State- Jharkhand, Pin, 831011, 2) MR. RAJENDRA KUMAR AGARWAL (Aadhaar No. XXXX XXXX 1215), son of Late B. N. Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, resident of Village Matigada, Shwaspur, District East Singhbhum, State- Jharkhand, Pin-832106,

ADITYA FORMATIVES

Handwritten signature of Aditya Formatives

Proprietor

नियम 21 के अधीन माहवा: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, सं. 48(d) के अधीन अध्यात्म स्टाम्प-सहित (या स्टाम्प-शुल्क से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

10/11/23 - 10,000 = 00

Handwritten signature and date 18/11/23

Lawyer 18/11/2023



ATTESTED BY  
AUSHA AGARWAL  
ADVOCATE



RADHA KRISHNA BUILDERS

*Surendra*  
Partner  
18/1/2023



ATTESTED BY  
KAUSHA AGARWAL  
ADVOCATE



RADHA KRISHNA BUILDERS

*Saket*  
Partner  
18/1/2023



Partner

RADHA KRISHNA BUILDERS

*Saket*  
Partner

RADHA KRISHNA BUILDERS

*Surendra*  
Partner

: 2 :

RADHA KRISHNA BUILDERS

*Surendra*  
Partner

RADHA KRISHNA BUILDERS

*Saket*  
Partner  
18/1/2023

3) MR. SURENDRA AGARWAL, (Aadhaar No. XXXX XXXX 0822), son of Late R. L. Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, resident of 100, Dharamshala Road, Gwala Para, ACC Cement Shop, Jugsalai, Jamshedpur, District East Singhbhum, State- Jharkhand, Pin-831006, and 4) MR. SAKET DHANDHANIA (Aadhaar No. XXXX XXXX 7337), son of Anil Dhandhanian, by faith Hindu, by Nationality Indian, by occupation Business, resident of H.No. A 56, Pitunia Street, Ashiana Garden, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State- Jharkhand, Pin-831011, do hereby nominate, appoint and constitute ADITYA FORMATIVES, a Proprietorship Firm having Office at NF-33, Dimna Pardih Road, Mango, Jamshedpur, District East Singhbhum, State Jharkhand,

ADITYA FORMATIVES

*Agarwal*

Proprietor

Partner



RADHA KRISHNA BUILDERS



Partner

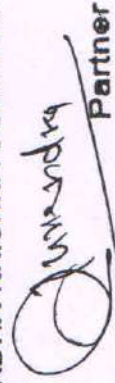
RADHA KRISHNA BUILDERS



Partner

: 3 :

RADHA KRISHNA BUILDERS



Partner

RADHA KRISHNA BUILDERS



Partner

18/11/2023

Pin: 831012, represented by its Proprietor **MR. AJAY KUMAR AGARWAL** (UID No. XXXX XXXX 4975, PAN: ACCPA6046J), son of Sant Kumar Agarwal, by faith Hindu, by Caste ~~General~~ by Nationality Indian, by occupation Business, resident of House No. A-52, Petunia Street, Ashiana Gardens, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, Pin: 831 011, as our true and lawful attorney to do the following acts, deeds and things in respect of the schedule below property, in our name and on behalf our said firm, as stated below:-

WHEREAS, the Executant, purchased all that piece and parcel of land measuring 0.00.50 Hectare in Plot No. 3276 b, land measuring 0.40.90 Hectare in Plot No. 3278 C/Part, (Total land measuring 0.41.40 Hectare or Three Bighas One Katha Ten Dhurs Approx. or 1.0230 Acre or One Acre Two point Three Zero Decimals), recorded under Khata No. 781 with boundary wall, situated at Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, Thana No. 1642, Town Jamshedpur, District East Singhbhum, from its previous owner Mr. Braham Bhushan Khosla son of Late Ramroop Khosla, by virtue of Sale Deed No. 4891, dated 05.07.2010, registered at District Sub-registry Office, Jamshedpur on payment of valuable consideration and after purchasing the aforesaid land the name of the Executant has been mutated in the records of Circle Office Jamshedpur vide Mutation Case No.380/2011-12, entered in Vol. No. 56 Page No. 3 and accordingly paying rent and obtain receipts thereof, in its own name;

And whereas, the Executant had also purchased land measuring 0.03.10 Hectare in Plot No. 3276A, land measuring 0.01.50 Hectare in Plot No. 3278 A, land measuring 0.01.00 Hectare in Plot No. 3278 B and land measuring 0.03.55 Hectare in Plot No. 3278 C(Part) (Total land measuring 0.09.15 Hectare or Twenty Two point Six One Decimals or 22.61 Decimals), recorded under Khata No. 781 of Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, Thana No. 1642, Town Jamshedpur, District

ADITYA FORMATIVES  


Proprietor



RADHA KRISHNA BUILDERS

Partner

RADHA KRISHNA BUILDERS

Partner

: 4 :

RADHA KRISHNA BUILDERS

Partner

RADHA KRISHNA BUILDERS

Partner

Partner

18/1/2023

East Singhbhum, from its previous owner Mr. Braham Bhushan Khosla son of Late Ramroop Khosla, by virtue of Sale Deed No. 6764, dated 31.08.2010, registered at District Sub-registry Office, Jamshedpur on payment of valuable consideration and after purchasing the aforesaid land the name of the Executant has been mutated in the records of Circle Office Jamshedpur vide Mutation Case No.379/2011-12, entered in Vol. No. 56 Page No. 3 and accordingly paying rent and obtain receipts thereof, in its own name;

And whereas, since the date of purchase the afore mentioned property the Executant has been in peaceful physical possession over the same without any interruption from any corner as the absolute owner;

And whereas, we the Executants are unable to look after the aforesaid land fully described in the schedule below as such we hereby appoint our aforesaid attorney **Aditya Formatives**, to do the certain acts, deeds and things in respect of the schedule below property on behalf of the said firm, in our name and for our use that is to say:-

- 1) To look after, manage and supervise the afore mentioned property described in the Schedule below and to protect and defend our legal interest thereto, in our name and on our behalf of partnership firm.
- 2) To represent us in all courts, Civil, Criminal or Revenue whether Original or Appellate up to the Apex Court of India, and also in all Central/State Govt. Office and Rera Department., Fire, Municipalty, JUSCO, Mango Notified Area Committee and to take all lawful timely steps to protect and safeguard our right and interest over the schedule below property, in our name and on our behalf.

ADITYA FORMATIVES

Proprietor



RADHA KRISHNA BUILDERS

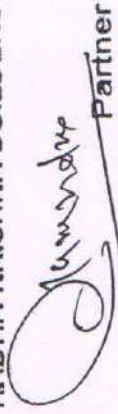
  
Partner

RADHA KRISHNA BUILDERS

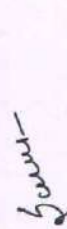
  
Partner

: 5 :

RADHA KRISHNA BUILDERS

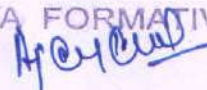
  
Partner

RADHA KRISHNA BUILDERS

  
Partner  
18/1/2023

- 3) To appear in all courts, offices, including the office of Municipality, M.N.A.C, C.O office Mango, Registering Authority, Police Station, Fire Brigade, other Government and Semi Government Offices in respect of our schedule below property.
- 4) To sign, execute, swear and deliver, building plan, application for fire certificate, any document for building plan (sanction), any application, petition, form, document under conveyance, affidavit, undertaking, Indemnity Bond, Vakalatnama, Plaint, notice, acknowledgement, objection, no-objection, bill, correspondence etc. and to file the same before any such court or MNAC, Fire Department, Municipality office police station, Deputy commissioner office or any office as require.
- 5) To look after, manage and maintain the said property and to protect and defend our legal interest thereto.
- 6) To file any suit or case and/or defend any proceeding or case and to give evidence on our behalf.
- 7) To verify, sign and submit plaint, Written Statement, Show Cause, Affidavit, Petition, and/or any paper in connection with the said immovable property and to appoint or engage Advocate, Solicitor, Arbitrator, Legal Representative, and to contest and/or compromise or compound any suit, case or proceeding with the Opposite Party and/or any Party as our Attorney thinks fit and proper.
- 8) To apply and obtain certified copy of any document and/or judgment or decree or order passed by any Court or office for record and reference and/or to refer the same for higher arbitration or appeal before the higher jurisdiction, High Court or Apex Court, against order of the Lower court or Office.

ADITYA FORMATIVES



Proprietor



RADHA KRISHNA BUILDERS



Partner

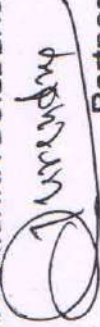
RADHA KRISHNA BUILDERS



Partner

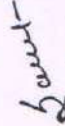
: 6:

RADHA KRISHNA BUILDERS



Partner

RADHA KRISHNA BUILDERS



Partner

18/1/2023

9) To ask for demand, claim and collect all and every paper, document, bill, refund, amount to be payable by any party, concern, company, department, court, intending buyer/s and/or refund from taxation, sales tax etc.

10) To deposit the ground rent, M.C. if any water, electricity and other charges in respect of our aforesaid immovable property to the concerned authorities.

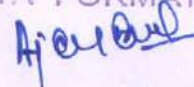
11) To enter in any agreement or more agreements with one or more intending buyer or buyers in respect of the said property or such terms as our Attorney thinks fit and proper and receive part and/or full consideration amount from such buyer/s on our behalf and grant receipt thereof.

12) To sign and execute the Deed of Conveyance including sale, transfer, mortgage, security, Bond, Buyer's Agreement, Lease, etc. in favour of the intending buyers or lessee or financial Institutions etc, in respect of our said immovable property, on such consideration and terms as our said Attorney shall think fit and proper and to submit or present the same before the Registering authority and admit execution of the same for us and on our behalf to do all necessary acts, for completing the Registration thereof and to endorse the Registration receipt or receipts either in the name of the purchaser and/or to any such name that may desire and direct by such purchaser or purchasers or lessee.

It is mentioned that whatever paper, document to be signed by our Attorney on our behalf in respect of our said immovable property shall be binding on us.

**AND GENERALLY TO DO ALL** acts, deeds and things as stated herein for all intents and purposes as stated herein and We **HEREBY AGREE TO RATIFY AND CONFIRM** all acts shall lawfully do, execute and perform and /or cause to be done, executed and performed by our said Attorney by virtue of these presents.

ADITYA FORMATIVES



Proprietor



RADHA KRISHNA BUILDERS

*[Signature]*

Partner

RADHA KRISHNA BUILDERS

*[Signature]*

Partner

: 7 :

RADHA KRISHNA BUILDERS

*[Signature]*

Partner

RADHA KRISHNA BUILDERS

*[Signature]*

Partner

18/1/2023

SCHEDULE

ALL THAT Piece and Parcel of homestead land measuring an area 0.00.50 Hectare in Plot No. 3276 b, land measuring 0.40.90 Hectare in Plot No. 3278 C/Part, (Total land measuring 0.41.40 Hectare or Three Bighas One Katha Ten Dhurs Approx. or 1.0230 Acre or One Acre Two point Three Zero Decimals), recorded under Khata No. 781 with boundary wall, situated at Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, Thana No. 1642, Town Jamshedpur, District Sub-registry Office at Jamshedpur, District East Singhbhum, Sub Division Dhalbhum, State Jharkhand, which is bounded by:

- North : Plot Nos. 3183, 3275 and 3276 a;  
South : Plot Nos. 3279, 3280 and 3416;  
East : Plot No. 3417;  
West : Plot Nos. 3276 a, and 3278/Part;

AND

ALL THAT Piece and Parcel of homestead land and superstructure along with land measuring 00.03.10 Hectare in Plot No. 3276A, land measuring 00.01.50 Hectare in Plot No. 3278 A, land measuring 00.01.00 Hectare in Plot No. 3278 B and land measuring 00.03.55 Hectare in Plot No. 3278 C(Part) (Total land measuring 00.09.15 Hectare or Twenty Two Point Six One Decimals or 22.61 Decimals), recorded under Khata No. 781 of Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, Thana No. 1642, Town Jamshedpur, District Sub-registry Office at Jamshedpur, District East Singhbhum, Sub Division Dhalbhum, State Jharkhand, which is bounded by:

- North : Plot Nos. 3277 and 3183;  
South : Plot No. 3278 C (Part);  
East : Part of Plot No. 3278 C and Plot No. 3276 b;  
West : Main Road and Part of Plot No. 3278 C;

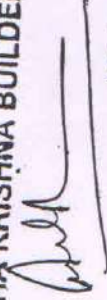
ADITYA FORMATIVES

*[Signature]*

Proprietor



RADHA KRISHNA BUILDERS



Partner

RADHA KRISHNA BUILDERS



Partner

: 8 :

RADHA KRISHNA BUILDERS



Partner

RADHA KRISHNA BUILDERS



Partner

18/1/2023

IN WITNESS WHEREOF the Executant, has signed this Power of Attorney today at Jamshedpur on the 16<sup>th</sup> day of January, 2023 in the presence of witnesses.

Witnesses:

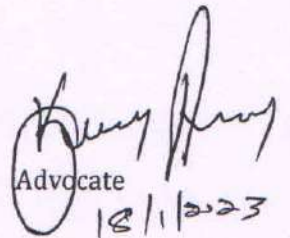
- 1) Ramesh Agarwal s/o Late B.L. Agarwal  
196 KASHIDH SAKHI J.S.R
- 2) Jiten Rajak s/o Dukhu Rajak  
M.E. School ROAD Jugsalai J.S.R

Drafted, read over and explained the contents of this deed to the Executants who found and admitted the same to be true and correct.

Typed by:

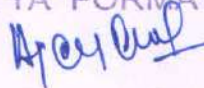


Jsr. Court.



Advocate  
18/1/2023

ADITYA FORMATIVES



Proprietor



RADHA KRISHNA BUILDERS

*[Signature]*  
Partner

RADHA KRISHNA BUILDERS

*[Signature]*  
Partner

RADHA KRISHNA BUILDERS

*[Signature]*  
Partner

RADHA KRISHNA BUILDERS

*[Signature]*  
Partner  
18/11/23

:9:

NAME OF THE ATTORNEY

ADITYA FORMATIVES  
Represented by its Proprietor  
AJAY KUMAR AGARWAL



ATTEST  
KAUSHALA AGARWAL  
ADVOC.



ADITYA FORMATIVES

*[Signature]*

Proprietor

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

*[Signature]*  
Advocate  
18/11/2023

ADITYA FORMATIVES

*[Signature]*

Proprietor





## Pre Registration Docket

Date :- 03-02-2023 08:10 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 202300005748

Appoinment :- 04-Feb-2023 Time:- 10:15

Article	Power of Attorney
Pre Registration Date	17-Jan-2023
No. Of Pages	111
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 13,330.

Property Address	LAND MEASURING 00.03.10 HECTARE IN PLOT NO. 3276 A, LAND MEASURING 00.01.50 HECTARE IN PLOT NO. 3278 A, LAND MEASURING 00.01.00 HECTARE IN PLOT NO. 3278 B AND LAND MEASURING 00.03.55 HECTARE IN PLOT NO. 3278 C PART, LAND MEASURING AN AREA 00.00.50 HECTARE IN PLOT NO. 3276 B, LAND MEASURING 00.40.90 HECTARE IN PLOT NO. 3278 C PART, KHATA NO. 781
Property Description	TOTAL LAND MEASURING 00.50.55 HECTARE OR 1.2491 ACRE OR ONE ACRE TWENTY FOUR POINT NINE ONE DECIMALS, MANGO WARD NO-9, JAMSHEDPUR
Select For Authentication Type	None

PRINCIPAL	<b>-Dr. RADHAKRISHNA BUILDERS REP BY RAJENDRA KUMAR AGARWAL, Address - OFFICE AT MANGO, JAMSHEDPUR- ,Father/Husband Name LATE B N AGARWAL , PAN No.- *****573K,Permission Case No.- , Aadhaar No. *****1215</b>
	<b>-Ms. RADHAKRISHNA BUILDERS REP BY ANIL DHANDHANIA, Address - OFFICE AT MANGO, JAMSHEDPUR- ,Father/Husband Name BISHWAMBHAR PRASAD DHANDHANIA , PAN No.- *****573K,Permission Case No.- , Aadhaar No. *****8175</b>
	<b>-Ms. RADHAKRISHNA BUILDERS REP BY SURENDRA AGARWAL, Address - OFFICE AT MANGO, JAMSHEDPUR- ,Father/Husband Name LATE R L AGARWAL , PAN No.- *****573K,Permission Case No.- , Aadhaar No. *****0822</b>
	<b>-Ms. RADHAKRISHNA BUILDERS REP BY SAKET DHANDHANIA, Address - OFFICE AT MANGO, JAMSHEDPUR- ,Father/Husband Name ANIL DHANDHANIA , PAN No.- *****573K,Permission Case No.- , Aadhaar No. *****7337</b>
ATTORNEY	<b>-Ms. ADITYA FORMATIVES REP BY AJAY KUMAR AGARWAL, Address - OFFICE AT N.H.33, DIMNA PARDIH ROAD, MANGO, JAMSHEDPUR- ,Father/Husband Name SANT KUMAT AGARWAL , PAN No.- *****046J,Permission Case No.- , Aadhaar No. *****4975</b>



Witness Information	<b>Mr. JITEN RAJAK , Address - M E SCHOOL ROAD, JUGSALAI, JAMSHEDPUR-, Father/Husband Name-DUKHU RAJAK</b>
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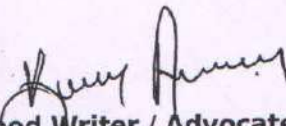
Identifier Details	<b>Mr. RAMESH AGARWAL , Address - 196, KASHIDIH, SAKCHI, JAMSHEDPUR-, Father/Husband Name-LATE B L AGARWAL</b>
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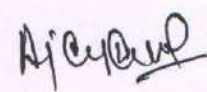
1	Stamp Duty	16
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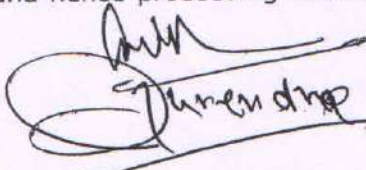
1	E(III)	10,000
<b>Total</b>		<b>10,000</b>
2	SP	3,330
<b>Total</b>		<b>3,330</b>

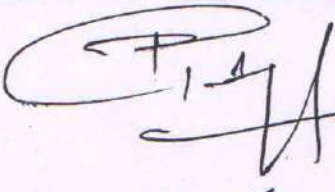
All the entries made, have been verified by me and are found same as the entries of the document presented.

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.

  
**Deed Writer / Advocate**

  
**Vendee / Claimant**

  
**Vendor / Executant**

  
 Saw -

ADITYA FORMATIVES  
  
 Proprietor



**Transaction Success!** Please Note Your Transaction Id.

OK →

Name	AdityaFormativesRepByAjayKumarAgarwal
Token No / Depositor ID	202300005748
Amount	13330
Transaction ID	34a97041a8cdc1e87f9a
GRN	2315586502
CIN	10002162023020401413
Time	2023-02-04 10:38:47

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

*Ajay*

ADITYA FORMATIVES

*Ajay*

Proprietor



Token No.: 202300005748

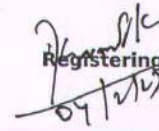
## CERTIFICATE

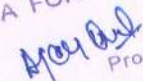
### Office of the District SRO - Jamshedpur

This **Power of Attorney** was presented before the registering officer on date **04-Feb-2023** by **RADHAKRISHNA BUILDERS REP BY ANIL DHANDHANIA, S/O, D/O, W/O BISHWAMBHAR PRASAD DHANDHANIA** resident of OFFICE AT MANGO, JAMSHEDPUR ,.

This deed was registered as Document No:- **2023/JSR/549/BK4/33** in Book No :- **BK4**, Volume No :- 4 from Page No :- 219 to 440 at, office of **District SRO - Jamshedpur**

Date:- **04-Feb-2023**

  
Registering Officer

ADITYA FORMATIVES  
  
Proprietor