



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f5bdb2f0ceda661229fa

Receipt Date : 15-Jul-2024 12:36:47 pm

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : EastSinghbhum

Stamp Duty Paid By : JEETENDRA KUMAR TIWARY

Purpose of stamp duty paid : AGREEMENT

First Party Name : JEETENDRA KUMAR TIWARY

Second Party Name : POONAM TIWARI

GRN Number : 2403112182



This stamp paper can be verified in the jharnibandhan site through receipt number

16 JUL 2024

Jeetendra Kumar
Tiwary

Poonam Tiwari

NOTIFIED BY ME AND SIGNED
BY / LTI IN MY PRESENCE

Aditya



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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।

16 JUL 2024
AJIT KR. SINGH
NOTARY PUBLIC
Regn. No. 13561/19
Govt. of India
JSR East Singhbhum

AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE 16th DAY OF JULY 2024 AT JAMSHEDPUR.

Jeetendra Kumar Tiwary

Poonam Tiwari

IDENTIFIED BY ME AND SIGNED BY IT / LTI IN MY PRESENCE

Notary

JEETENDRA KUMAR TIWARY, S/O Sheo Nath Tiwary, aged about 61 years, by faith - Hindu, Nationality - Indian, Occupation - Private Job, Resident of H.No-22/21, Patel nagar, Bhuiyadih, Ps Sitaramdera, Jamshedpur, Dist. Singhbhum East, Jharkhandd. Hereinafter called the transferor/1st party including his legal heir and successor.

And

Mrs POONAM TIWARI, W/o Sri Laxmi Kant Tiwari, R/o H.No-13/22, 393, Kashidih, Sakchi, Near Kashidih High School, Ps Sakchi, Jamshedpur Dist Singhbhum East Hereinafter called the transferee/2nd party including his legal heir and successor.

Whereas the transferor/1st party owned and possessed Piece and parcel of land measuring an area 1225 Sqft bearing (society's) sub plot no-149, situated at Chanakyapuri, old purulia Road, Mango, Ps Mango, Mango Notified Area Committee Ward no-8, Ps Mango, Jamshedpur, Dist Singhbhum East within the Worker's College Sahakari Grih Nirman Samiti Limited, Mango, Jamshedpur, Dist Singhbhum East, morefully described in the schedule below. the same was acquired by the transferor/1st party by means of Registered Deed of Lease dated 16.12.1993 vide Deed of Lease no-5200 from Workers College Sahakari Griha Nirman Samity Ltd Mango, Jamshedpur, Dist East Singhbhum registered at Dist Sub registry office Jashedpur, since then the schedule below property has been in occupation and possession of the transferor/1st party without any hindrance and interruption.

whereas the transferee/2nd party is looking for a suitable land and after having come to know that the transferor/1st party owned and possessed a piece and parcel of land, the transferee/ 2nd party made approach with the first party/transferor to purchase the property described in the schedule below, and after having discussion into the matter of sale and purchase the second party /transferee became ready to purchase the land described in the schedule below on consideration amount of



16 JUL 2024

SCHEDULE

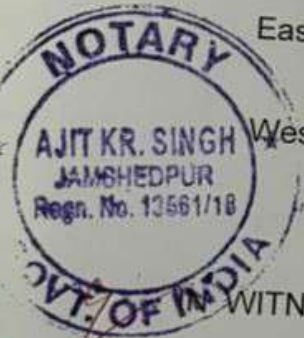
Piece and parcel of land measuring an area 1225 Sqft bearing (society's) sub plot no-149, situated at Chanakyapuri, old purulia Road, Mango, Ps Mango, Mango Notified Area Committee Ward no-8, Ps Mango, Jamshedpur, Dist Singhbhum East within the Worker's College Sahakari Grih Nirman Samiti Limited, Mango, Jamshedpur, Dist Singhbhum East, bounded by:-

North:- 25'ft Road

South:- plot no148

East:- plot 150

West:- Road



WITNESS WHEREOF I the Executant, have signed this General Power of Attorney today on this the 16th day of July 2024 at Jamshedpur.

Witnesses:-

1) [Signature]

Jeetendra Kumar Tiwary

Signature of Principal

2) B. S. [Signature]

I tested the signature of the Executant/Executants who Signed Put in my Presence of Sri. S. K. Singh, Advocate, District Court Jamshedpur and also certified.

IDENTIFIED BY ME AND SIGNED BY IT / LI IN MY PRESENCE
[Signature]
Advocate
AC: 23379

16 JUL 2024
JEETENDRA KUMAR TIWARY
NOTARY Govt of India



4
Jyotendra Kumar Tiwari
Rohan Tiwari
IDENTIFIED BY ME AND SIGNED
IN MY PRESENCE
16 JUL 2024

16 JUL 2024 (viii) That the transferor/1st party undertake that he will execute any paper or papers i.e Sale Deed and other document or documents with respect to transfer of schedule premises in favour of the transferee/2nd party as and when required.

(ix) That the agreement will be binding upon both the parties and their heirs.

SCHEDULE

Piece and parcel of land measuring an area 35'x35' equivalent to 1225 Sqft bearing (society's) sub plot no-149, under plot no-3646,3647 and 3648 under present Khatian no-1049, corresponding to old plot no-526, Mouza Pardih, Thana no-1141, situated at Chanakyapuri, old purulia Road, Mango, Ps Mango, Mango Notified Area Committee Ward no-8, Ps Mango, Jamshedpur, Dist Singhbhum East within the Worker's College Sahakari Grih Nirman Samiti Limited, Mango, Jamshedpur, Dist Singhbhum East, bounded by:-

North:- Road

South:- plot no-148

East:- Plot no-150

West:- Road

In witness whereof the parties have put their signature on this 16th day of July 2024 at Jamshedpur.

Witnesses

1. [Signature]

Jyotendra Kumar Tiwari
Signature of transferor/1st party

2. B. S. [Signature] S. K. [Signature]
151001 L. Jamshedpur - 761015
District

Rohan Tiwari
Signature of transferee/2nd party

16 JUL 2024
JIT KUMAR SINGH
NOTARY Govt. of India
IDENTIFIED BY ME AND SIGNED
IN MY PRESENCE
16 JUL 2024
AC12319



Ajendra Kumar Tiwari

Poonam Tiwari

IDENTIFIED BY ME AND SIGNED BY
P/T/LTI IN MY PRESENCE
[Signature]

27,00,000 (twenty seven lakhs); the first party/ transferor accepted the same

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

(i) That in pursuance to the agreement and in consideration amount the 2nd party/Transferee has paid Rs 27,00,000 (twenty seven lakhs), to the 1st party/ transferor, the first party/transferor acknowledge and accepted the same.

(ii) That transferor /1st party do hereby absolute convey, transfer the schedule property to the transferee/2nd party, Henceforth the transferee/2nd will enjoy the same as its lawful owner without any interruption from any corner.

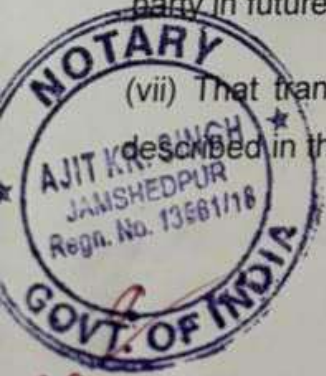
(iii) That the transferor/1st party confirm that he has not entered into an AGREEMENT FOR SALE, MORTGAGE OR EXCHANGE with anybody else with respect to property described in the schedule below.

(iv) That the transferor/1st party has delivered the possession of the schedule Property to the transferee/2nd party and from the date of the agreement the transferee/2nd will possessed and enjoy the same as absolute owner in all possible way in any manner as she/they like,

(v) That from the day of the agreement all the right, title & interest of the transferor/1st party upon the schedule property will be ceased and will vest upon the transferee/2nd party and the purchaser will be the absolute owner thereof from today.

(vi) That the transferor/1st party confirm that he has good and perfect right over the schedule property and undertake that neither the transferor/1st party nor their heirs and successor will interfere or disturb the peaceful possession of the transferee/2nd party in future.

(vii) That transferor/1st party will have no claim, demand with respect to property described in the schedule below in future.



16 JUL 2024

वर्कर्स कालेज सहकारी गृह निर्माण समिति लि०,

दूरभाष : 24664

मानगो, जमशेदपुर
पंजीयन सं०- 28 जम/86

अध्यक्ष
प्र०० के० ए० राणेरा

उपाध्यक्ष
डा० जी० सी० पाण्डेय

सचिव
डा० डी० जी० शुक्ल

पत्रांक _____

-: 2 :-

दिनांक _____

You must also pay development and other charges demanded by the Society in time and you must abide by the terms & conditions laid down by the society in this matter.

Please sign and deliver the copy of this letter in token of your having accepted the above.

S C H E D U L E

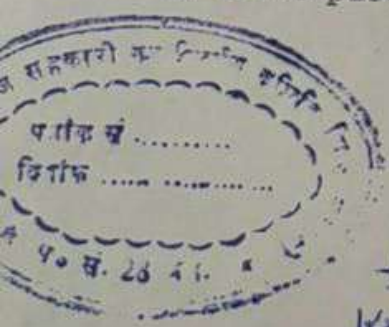
A plot of land measuring 1225 Sq.Ft. bearing (Society's) Sub-Plot No.....149.....situated in Chanakyepuri, Old Purulia Road Mango within Mango Notified Area Committee Ward No. 8, P.S. Mango, P.O. Mango, Sub. Division, Dhalbhum, Dist. Singhbhum (East), bounded as follows:

- North : Road
- South : Plot No 148
- East : Plot No 150
- West : Road

Please made it convenient for yourself to be present at the above place on the date and time mentioned above for taking delivery of above plot.

Thanking you,

Yours faithfully,
For Workers' College Grih Nirman
Sahayog Samitee, Ltd., Mango, Jamshepur.



[Signature]
K.A. Ganesh
President
9/12/90

[Signature]
(K.A. Ganesh)
President

[Signature]
4/12/90
(Dr. D.P. Shukla)
Hony. Secretary.

I agree to abide by the terms and conditions laid down above and have taken delivery of possession of above schedule plot.

[Signature]
(Signature)
Name : Teendrakar Tiwary
(Allottee / Member)

Witness : 1. *[Signature]*
2. *[Signature]*

वर्कर्स कालेज सहकारी गृह निर्माण समिति लि० मानगो

वर्कर्स कालेज सहकारी घुब निर्माण समिति लि०,

दस्ताव : 24664



अध्यक्ष
प्र० के० ए० गणेश

उपाध्यक्ष
डा० ए० सी० पाण्डेय

सचिव
डा० सी० जी० शुक्ल

पत्रांक _____

To
..... Sri. S.K. Tiwari
.....
.....

दिनांक 31/2/90

Dear Member,

Sub: Allotment & Delivery of possession of plot of land for residential purpose.

The Board of Directors of the Society has been pleased to allot a plot of land fully described in the Schedule herein below to you.

Please take delivery of possession of above mentioned plot of land on _____ at _____

You shall be entitled to construct your house premises on the said land as per the drawing approved by the Society and copy of which will be handed over to you at the time of delivery of possession of the plot of land.

You must complete the construction work within one year and six months (18 months) from the date of taking possession of the plot.

You shall bear necessary cost for registration of conveyance deed in your favour in respect of the plot of land and you shall not be entitled to transfer or deliver possession of the said plot or the construction thereon or any part thereof at any point of time without the written consent of the Society previously obtained.

You must deposit with the society towards registration charges in connection with conveyance deed mentioned above within fifteen days from date of demand by the Society before registration of the conveyance deed.

Mango lease "A" 99 year APL boxes
 stamp duty as per rules under Govt of Bihar
 Assent Act 1930 Provision 15 & A 15-150

3200

(187)

मंगो लेज का
 कर का
 प्रमाण पत्र
 जमशेदपुर
 16/12

संजित
 सचिव

Jeetendra Kumar Tripathy
 16/12/93

Fees Example
 under Government
 of the State of Bihar
 16/12

DEED OF LEASE :

THIS DEED OF LEASE made on this the 16th day of Dec, 1993, at Jamshedpur, by and between

WORKERS' COLLEGE SAHAKARI GRIHA NIRMAN SAMITY LTD., MANGO, JAMSHEDPUR (THE WORKERS' COLLEGE HOUSE CONSTRUCTION CO-OPERATIVE SOCIETY LIMITED, MANGO, JAMSHEDPUR), a registered society bearing Registration No. 28/JAN., dated 8-9-1986 under the Co-Operative Societies Act, 1935, having its registered office at Mango, P. O. & P. S. Mango, in town Jamshedpur, District Singhbhum (East), represented by its SECRETARY SHRI DINESH PRASAD SHUKLA, son of Shri Hira Lal Shukla, by faith Hindu, by nationality Indian, by occupation resident of 399, Line No. 13, Kashi Bastee, Sakchi, P.O. and P.S. Sakchi, Town Jamshedpur, District Singhbhum (East), hereinafter called the LESSOR (which expression shall, unless excluded by or repugnant to the context, mean and include its successors-in-office, administrators, executors, legal representatives, nominees and assigns) of the ONE PART :

IN FAVOUR OF :

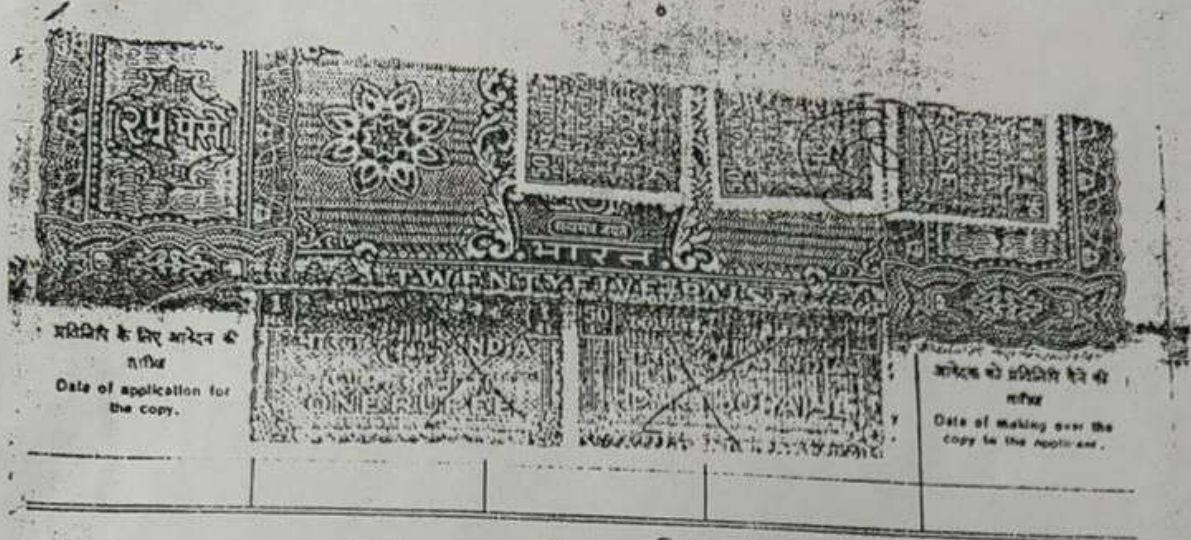
Mr. / Mrs. / Miss Jeetendra Kr. Tripathy S/O. Late Smt. Shri Nath Tripathy
 by faith Hindu by Jeetendra Kr. Tripathy nationality India, by occupation Lessee resident
 of B-27, Oxygen Colony P.O. Ajaisa, Distt. Jamshedpur (Bihar)

hereinafter called the LESSEE (which expression shall, unless excluded by or repugnant to the context, mean and include his/her/their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part :

WHEREAS the Lessor/Society has been formed by its constituent members including the present Lessee for the purpose of providing residential accommodation in or around Jamshedpur to its members under the Rules and Regulations of the Society, and such other purposes; and

WHEREAS in furtherance of the aforesaid prime object of the Society, the Society has acquired land measuring 1-01-50 Hectare in Plot Nos. 3646, 3647, 3648 under Khata No. 1049 in Ward No. 8 Mango NAC, by virtue of four registered Sale Deeds bearing Nos. 5055, 5056, 5057 and 5080 each dated 18th July, 1989, from (i) Surojeet Kumar Sarkar, (ii) Subodh Kumar Sarkar, (iii) Sunil Kumar Sarkar and (iv) Sushil Kumar Sarkar, all sons of Late Surya Kumar Sarkar, residents of Contractors' Area, Bistupur, Jamshedpur, and

WHEREAS the Lessor/Society has developed the aforesaid purchased land by incurring huge expense and labour earth-cutting, filling, levelling etc., to make the same fit for allotment to the members for their residential purposes; and



श्रीमि सुधार विभाग की कार्यालय, चालुगा, जयपुर
 Rent Fixation Case No. 67/90-91
 133/90-91
 Workers College Co-op
 House Building Society

13.3.91

अवेदन

गौजा माली कार्डिन-8 के हाल एवं रजि. नं. 1049 (खण्ड 3646, 3647
 एवं 3648 खण्ड 1-01-50 हेतु) जमीन का मजदूर वर्कर्स कॉलेज सहकारी गृह निर्माण
 सहयोग समिति लि० मजदूरों का लगत निर्धारण से संबंधित है।
 आवेदन, प्रस्तावत जमीनी जमीन माली के नाम से 20.50.55 दिनांक 18-7-89
 के नाम से सं-5056 दिनांक-18-7-89 के नाम से सं-5057 दिनांक-18-7-89 एवं 5080
 दिनांक-18-7-89 का स्वीकार है। जमीन के नाम का धारा 17(1) के अन्तर्गत
 जो धारा 17(1) के अन्तर्गत किया जा रही है, यह निर्माण की अनुमति प्राप्त
 में कविल लगत अंकित है। आज इस बार निर्गत किया गया है कि
 माली के आपत्तिके तमिल प्रतिवेदन प्राप्त है। अतः अधिकारी जयपुर
 ने लगत रजि की अनुमति दी है।

अवेदन तमिलों के अवेदन में गौजा माली कार्डिन-8 के
 सं-5056, 5057, 5080 (खण्ड 3646, 3647 एवं 3648 खण्ड 1-01-50 हेतु)
 जमीन का लगत वर्कर्स कॉलेज सहकारी गृह निर्माण समिति लि०
 दिनांक 1-1-56 से प्रति एक प्रति वर्ष 10% का लगत अवेदन जमीन
 रजि वरुण रजि की स्वीकृति दी जाती है।

18/1
 16/12/93
 Teetendra Kumar
 T. Kumar
 18/1

- c) that on the death of the Lessee, the Lessor/Society shall mutate the name(s) of the heir(s) and successor(s) of the Lessee on application and declaration on oath by the heirs and successors of the deceased Lessee to the effect that they are the only heirs and successors to the Original Lessee and the demised land should be mutated in their names or in the name of anyone of them for which the other heirs and successors of the deceased have no objection;
 - d) that the Lessor/Society shall execute and register, at the cost of the Lessee, any further paper and document which may be essential in future to more perfectly confirm this Lease in favour of the Lessee with respect to the Schedule below land;
4. That both the parties hereby agree as follows :—
- a) that it shall be lawful for either party to determine the present lease at any time before the expiration of the aforesaid term by giving three English Calendar month notice in writing to that effect and on expiration of the notice period the present Lease shall stand ceased to exist and determined without prejudice to the remedies of either party at that time in respect of any claim for breach of the covenants herein contained;
 - b) that if the Lessee is found in future to be usual defaulter in payment of dues of the Lessor and / or it is found that the Lessee has transferred or mortgaged the Schedule "C" land without the previous written consent of the Lessor, the Lessor shall be entitled to determine the Lease and enter upon the demised premises or any part thereof in the name of the whole and declared or get declared that the present Lease has been Cancelled/determined;
 - c) that the provisions of Section 108 of the Transfer of Property Act, 1882 (except Sub-Lease) shall not apply to the Tenancy / Lease created by these presents.
 - d) that upon the determination / cancellation of Lease at any time at the instance of either of the parties and on any ground whatsoever, the Lessee shall be bound to pay and the Lessor shall be entitled to realise all its dues upto the date of such determination / cancellation of the Lease; similarly the Lessee shall be entitled to claim and realise compensation from the Lessor for the buildings built and structures erected by the Lessee in accordance with the approved Plan/Drawing on the demised land described in Schedule below, and the amount of compensation determined / assessed by the Valuer appointed by the Society / Lessor shall be final and binding on both the parties, nevertheless the Society / Lessor shall be entitled to from such compensation value all its dues in arrear or accrued, costs and expenses incurred or to be incurred, penalty as may be imposed by the Society under its existing rules and regulations read with the amendments, if any to be made hereafter, to the same, and the damages suffered by the Lessor.

SCHEDULE : 'A'

(Details of total lands acquired by the Society / Lessor). ALL THAT PIECE AND PARCEL OF LAND measuring total Area of 01-01-50 Hectare, bearing Plot Nos. 3646, 3647 and 3648 under Present Khatian No. 1049, corresponding to Old Plot No. 526, in Mouza Pardi, ward no. 8 Jamshedpur (Mango) NAC, P.S. Mango, Town Jamshedpur, Pergana Dhalbhum, District Sub-Registration Office at Jamshedpur, in Dist Singhbhum (East)

SCHEDULES : 'B'

(Details of the Title Deeds through which the Lessor / Society has acquired the aforesaid lands described in SCHEDULE "A" above)

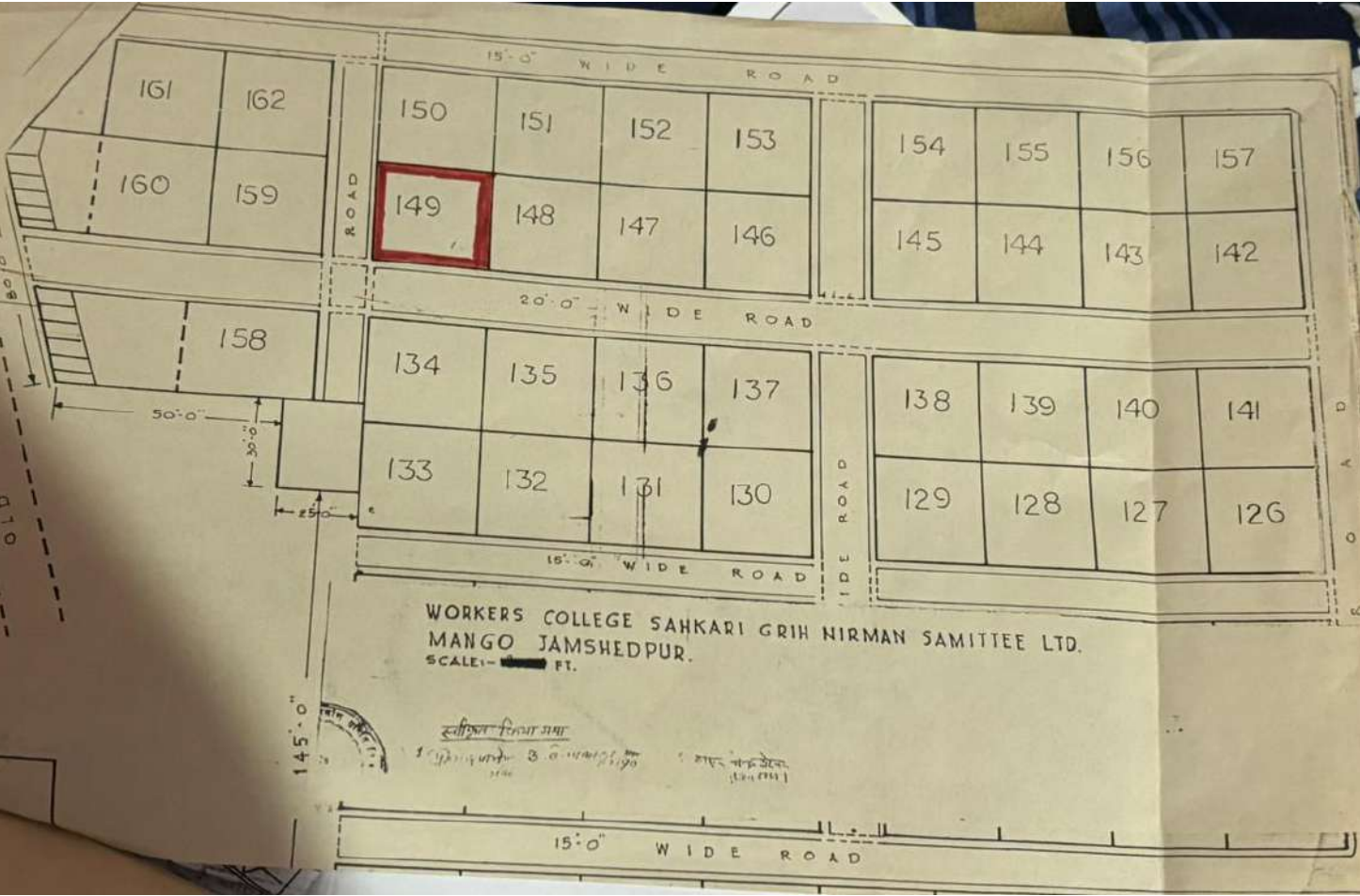
Sl. No.	Seller Executant	Purchase Area (Hectare)	Land Plot No.	Sale deed No.	Date
01.	Mr. Surojeet Kumar Sarkar	0.25.75	3646, 3647, & 3648 (Parts)	5080	18-7-89
02.	Mr. Subodh Kumar Sarkar	0.25.75	3646, 3647 & 3648 (Parts)	5055	18-7-89
03.	Mr. Sunil Kumar Sarkar	0.25.75	3646, 3647, & 3648 (Parts)	5056	18-7-89
04.	Mr. Sushil Kumar Sarkar	0.25.75	3646, 3647, & 3648 (Parts)	5057	18-7-89
Total Area :		1.01.50			

10/10/1993
 16/12/93
 180

WHEREAS on the application of the Lessee, a Constitutnt member of the Lessor/Society, the Lessor / Society has agreed to grant Lease of a piece of land described in the Schebule "C" below, out of the total purchased 1-01-50 Hectare of land (described in Schedule "A" below) which the Society has purchased by way of aforesaid four sale deeds (details of which are given in Schedule "B" hereinbelow), in view of the eligiibility of the Lessee under the Rules and Regulations of the Society; a n d

NOW THIS DEED OF LEASE WITNESSETH AS BLOWS :-

1. That the Lease will be for a fixed period of 99 years commencing from the date of allotment on the land viz., (with provision for three renewals the first two renewals being for 30 years after 30 and 60 years respectively and the third renewal being for a term of 9 years after 90 years of the lease) subject to earier determination as herlein provided by yielding thereof unto the Society/Lessor, on yearly rent of Rs. 60/- (Rupees Sixty only) per Plot payable in advance every year on or before the 15th day of March.
2. That the tenant for himself/herself and for his/her heirs, administrators and permitted assigns, wite intent that the obligations may continue throughoat the term, hereby covenants with the Lessor/Society as under :-
 - i) To pay the annual rent in time in the manner aforesaid and in case of default, but without prejudice to the right of the Lessor to re-enter as herein provided, to pay interest at 15% per annum from the due date to the date actual payment;
 - ii) to bear and pay all costs and expenses for providing and maintaining/repairing all essential amenities such as drains, roads, sewers, water sources/lines, electric connections, fittings and installations, community centre etc., and for protection through Security / Guards and/or in getting the same property and adequately insured. In assessing such charges and proportionate share of each Lessee in the same the decision of the Society/Lessor shall be final and conclusive as between the parties hereto;
 - iii) To bear, pay and discharge all rents, rates, taxes or other out goings if be imposed by any Municipal or Statutory authority with respect to the Schedule "C" land and the building thereon;
 - iv) To use the demised premises for residential purposes for residential purposes only by constructing residential house thereon as per the Drawing/Building Plan approved by the JNAC/Lessor Society;
 - v) To keep the demised premises and particularly the building to come up thereon as well as the drains, electric and water connections and fittings etc., in good repairs condition to the satisfaction of the Society/Lessor;
 - vi) To allow the authorised representatives of the Lessor/Society to go upon the demised land for satisfying that the covenants on the part of Lessee are being property observed and performed;
 - vii) To surrender and yield up peacefullp and quietly the demised premises to the Society upon the expiry of or earier determination of the term of the Lease hereby created;
 - viii) Not to encroach upon any part of the land of the Lessor/Society, which has not been demised to the Lessee;
 - ix) Not to damage or cause any damage to the common buildings / installations / fittings / areas earmarked as roads, drains, alleys etc., or for electric, water or sewer lines or for any other common utility purposes; and not to obstruct the common use there of;
 - x) Not to create any charge / lien / mortgage the said demised land and / or the building to come up thereon, and not to transfor the rights of the Lessee therein to any third party without the previous written consent of the Lessor/Society;
 - xi) Not to deprive the other members of the Lessor Society in common use and enjoyment of all the amenities and facilities provided or may be by the Society/Lessor.
3. That the Lessor / Society hetebly agrees as follows :-
 - a) that the Lessor and / or his successors / assigns paying all dues of the Society in time and observing and performing all the covenants, shall have uninterrupted peaceful possession and enjoyment of the Schedule "C" land hereby demised to the Lessee;
 - b) that in genuine cases the Lessor shall, on the application of the Lessee, grant necessary permission for creating mortgage/lien or charge on the said demised land and in case of transfer of the interests of the Lessee and / or successors of the Lessee in the land and / or the building thereon the Lessor shall grant the permission provided the Society / Lessor is paid 5% of the total considerationn for such transfer;



WORKERS COLLEGE SAHKARI GRIH NIRMAN SAMITTEE LTD.
 MANGO JAMSHEDPUR.
 SCALE:- 1" = 10' FT.

स्वीडिश सिविल इंजीनियर्स
 1/1/1970/1/1/1970

145'-0"

15'-0" WIDE ROAD

OLD PUPUL ROAD

50'-0"

20'-0"

25'-0"

15'-0" WIDE ROAD

20'-0" WIDE ROAD

15'-0" WIDE ROAD

ROAD

ROAD

161	162	150	151	152	153	154	155	156	157
160	159	149	148	147	146	145	144	143	142
158		134	135	136	137	138	139	140	141
		133	132	131	130	129	128	127	126

149

वर्कर्स कालेज सहकारी गृह निर्माण समिति लि०, मानगो

पंजीयन सं० - '28 जम/86

पंजीकृत कार्यालय - वर्कर्स कालेज भवन, मानगो, जमशेदपुर

सेवा में

श्री/श्रीमती

J. K. Tiwary

22/21, Patel Nagar

Bhuiyadih, P.O. - Agrico BSR-9

को

आवंटित भूखंड संख्या 149 चाणक्यपुरी

ओल्ड पुरूलिया रोड - मानगो

से

संबंधित प्रमाणित दस्तावेज

“अपना घर सुनियोजित करें” योजना के अंतर्गत
प्रथम चरण में आवंटित

अध्यक्ष

प्र० के० ए० बागेश

उपाध्यक्ष

डा० पी० सी० पाण्डेय

सचिव

डा० डी० पी० शुक्ल



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : fa497ba6aba15eb8c7c2
Receipt Date : 15-Jul-2024 12:34:02 pm
Receipt Amount : 50/-
Amount In Words : Fifty Rupees Only
Document Type : Power of Attorney
District Name : EastSinghbhum
Stamp Duty Paid By : JEETENDRA KUMAR TIWARY
Purpose of stamp duty paid : GENERAL POWER OF ATTORNEY
First Party Name : JEETENDRA KUMAR TIWARY
Second Party Name : NA
GRN Number : 2403112017



16 JUL 2024

This stamp paper can be verified in the jharnibandhan site through receipt number



Jeetendra Kumar Tiwary

*IDENTIFIED BY ME AND SIGNED
JEETENDRA KUMAR TIWARY
15-07-2024*

This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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।

16 JUL 2024
AJIT KR. SINGH
NOTARY PUBLIC
Regd. No.-13561/18
Govt. of India
ISR East Singhbhum

Teetendra Kumar Tiwari

1705
CERTIFIED BY ME AND SIGNED
IN MY PRESENCE
AJIT KR. SINGH

Jharkhand do hereby nominate, constitute and appoint Mrs POONAM TIWARI, W/o Sri Laxmi Kant Tiwari, R/o H.No-13/22, 393, Kashidih, Sakchi, Near Kashidih High School, Ps Sakchi, Jamshedpur Dist Singhbhum East, as my true and lawful attorney with respect to property described in the Schedule below to do the following acts, deeds and things on my behalf that is to say:-

- 1) To look after, manage, and supervise the schedule below property and also make construction on the schedule below property on my behalf.
- 2) To represent me in all courts, Civil, Criminal or Revenue Original or Appellate up to the Apex court of India, and also in all Central / State Govt. Offices and to take all lawful timely steps to protect and safeguard my rights and interest over the schedule below property.
- 3) To sign any plaint, written statement, letter, petition or any other proceedings and file the same before any court offices or appropriate concern, under her signature with respect to the schedule property.
- 4) To file suit or cases and to defend and contest the same on my behalf and compound, compromise or withdraw suits, cases and to apply for certified copy or copies of deposition or judgment and to refer cases, matters to arbitrator if necessary, under his signature with respect to the schedule property with respect to the schedule property.



6 JUL 2024

Chetendra Kumar Tiwari

NOTARIFIED BY ME AND SIGNED
P/T / LTI IN MY PRESENCE
S. K. Singh
Advocate
16

5. To give evidence in any court or office on my behalf as may be necessary with respect to the schedule property.

6. To engage lawyer, Advocate or Agent and sign Vakalatnama plaint, written statement and to verify them on my behalf and to purchase any stamp, court fee or non-judicial stamps and execute any decree or order, under his signature with respect to the schedule property.

7. To advertise and make negotiation for sale the schedule below property or portion thereof with any Purchaser, concern or party and to settle the sale value, on my behalf with respect to the schedule property.

8. To sign and execute any deed i.e. lease, mortgage, conveyance, sale, bond, contract, relinquish and any document or documents on such terms and conditions as my said attorney shall think fit and proper and present the same for registration before any registrar, sub-registrar or officer empowered to register the document under the Indian Registration Act and admit execution for the same on my behalf and to do all other acts identical thereto, necessary for completing the registration thereof, under his signature and do any other things as my attorney think fit with respect to the schedule property.



JUL 2024

I do hereby agree to ratify and confirm all acts lawfully done by my said attorney will be treated as done by me for all purposes in respect of land fully described in the schedule below.

Jeetendra Kumar Tiwary

IDENTIFIED BY ME AND SIGNED
P/T/ LT IN MY PRESENCE
19

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT THAT I, JEETENDRA KUMAR TIWARY, S/O Sheo Nath Tiwary, aged about 61 years, by faith - Hindu, Nationality - Indian, Occupation - Private Job, Resident of H.No-22/21, Patel nagar, Bhuiyadih, Ps Sitaramdera, Jamshedpur, Dist. Singhbhum East, Jharkhand, owned and possessed a piece and parcel of land measuring an area 1225 Sqft bearing (society's) sub plot no-149, situated at Chanakyapuri, old purulia Road, Mango, Ps Mango, Jamshedpur, Dist Singhbhum East, Jharkhand more fully described in the schedule below, the same was acquired by me by means of Registered Deed of Lease dated 16.12.1993 vide Deed of Lease no-5200 from Workers College Sahakari Griha Nirman Samity Ltd Mango, Jamshedpur, Dist East Singhbhum registered at Dist Sub registry office Jashedpur since then the schedule below property has been in occupation and possession of myself without any hindrance and interruption.



16 JUL 2024

Whereas, due to some other work/engagement I am unable to look after the said property described in the schedule below. Thus I JEETENDRA KUMAR TIWARY, S/O Sheo Nath Tiwary, aged about 61 years, by faith - Hindu, Nationality - Indian, Occupation - Private Job, Resident of H.No-22/21, Patel nagar, Bhuiyadih, Ps Sitaramdera, Jamshedpur, Dist. Singhbhum East,