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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : bbbd82b2d8df3c98d17a

Receipt Date : 12-Feb-2022 11:04:35 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20220000012948

Office Name : SRO - Saraikela

Document Type : Power of Attorney

Payee Name : UMA SHANKAR SINGH ( Vendor )

GRN Number : 2209802852



:- For Office Use :-



*Uma Shankar Singh*  
12/2/22

*Uma Shankar Singh*  
12/2/22

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।

SHREE DEVELOPERS  
*Shree Developers*  
Partner

G.P.A. document - set of 10 copies

Attache  
Sanyal  
12/2/2022



Uma Shankar Singh

12/2/2022



मुल्याकन सूची में दर्ज प्रकिया

दस्तावेज जाँच एवं मंजूरी प्रकिया

दस्तावेज में वर्णित मूभि  
प्रतिबंधित सूची से हैं

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

12/2/22

निर्माण-21 क अधीन ग्राह्य  
मालिकता अधिनियम  
(होमिंग एक्ट-1899) की  
अनुच्छेद-1 (क) से 1899 के  
अधीन बंधन स्टांप्प सहिय या  
स्टांप्प शुल्क से विमुक्त या  
स्टांप्प शुल्क अपेक्षित नहीं

श्री अशोक  
12/2/22

**GENERAL POWER OF ATTORNEY**

निबंधन बदाधिकारी

Red Seal  
B-10000 = 0

12/2/22

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT I, **UMA SHANKAR SINGH** (UID No. ~~XXXX XXXX~~ 9938, PAN: DJJPS5803J), son of Late Bishwanath Singh, by faith Hindu, by Caste General, by Nationality Indian, By Occupation Business, resident of 406 B/B, Bair Jhawara, Sonari, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, State of Jharkhand, do hereby nominate, constitute and appoint **SHREE DEVELOPERS** (PAN: AEIFS5277F), a Partnership firm having its registered office at 2<sup>nd</sup> floor, Saboo Tower, Near Vishnu Talkies Lane, Ranchi, Jharkhand and its Branch Office at Ground Floor, B.S. Apartment, 28, Contractors Area, Road No.4, Bistupur, Jamshedpur, represented by its Partners

SHREE DEVELOPERS  
Partner

Umashankar Singh

12/12/22

: 2 :

1) **RAJESH AGARWAL** (UID No. ~~6708 2987~~ 0623, PAN: ABBPA7141C), Son of Hari Prasad Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, resident of Duplex No.22, Aastha Hitech City, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State- Jharkhand - 831011, and 2) **ASHOK KUMAR TEKRIWAL** (UID No. ~~770X~~ ~~8779~~, PAN: ABMPT4339A), son of Braj Kishor Tekriwal, by faith Hindu, by Nationality Indian, by occupation Business, resident of Radha Kunj Flat No. 306, Lake Avenue, Kanke Road, Misirgonda alias Pahargonda, Ranchi, Jharkhand - 834008, as my true and lawful attorney in respect of my landed property fully described in the schedule below, to do the following acts, deeds and things on my behalf, in my name jointly or severally or any one partner of said partnership firm that is to say :-

**Whereas**, I am the absolute and lawful owner of land measuring an area of 8.25 Decimals, recorded under Khata No. 145, being portion of Plot No. 983, situated in Mouza Dobo, P.S. Chandil, Thana No. 331, District Seraikella Kharsawan, fully described in the schedule below which I have purchased from its previous owner Bhola Singh son of Late Bhika Singh, by virtue of a registered Sale Deed bearing Deed No. 1534, dated 29-03-2010, registered at the District Sub Registry office at Seraikella and thereafter the same has been mutated in my name in the government records vide mutation case no. 594/2010-11 and the same is also recorded in the volume no. ..., page no. ...., in the Register II of the Anchal Adhikari, Chandil.

**And whereas**, since the date of Purchase I have been in peaceful physical possession over the aforesaid land fully described in the schedule below, without any interruption from any corner;

SHREE DEVELOPERS  
Partner

Uma Shankar

: 3 :

**And whereas** due to my other affairs I am unable to look after and manage the schedule below land personally, hence I hereby appoint to SHREE DEVELOPERS (PAN: AEIFSS277F), a Partnership firm having its registered office at 2<sup>nd</sup> floor, Saboo Tower, Near Vishnu Talkies Lane, Ranchi, Jharkhand and its Branch Office at Ground Floor, B.S. Apartment, 28, Contractors Area, Road No.4, Bistupur, Jamshedpur, represented by its Partners 1) **RAJESH AGARWAL** (UID No. ~~8788 4983~~ 0623, PAN: **ABBPA7141C**), Son of Hari Prasad Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, resident of Duplex No.22, Aastha Hitech City, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State- Jharkhand - 831011, and 2) **ASHOK KUMAR TEKRIWAL** (UID No. ~~2781 3881~~ 8779, PAN: **ABMPT4339A**), son of Braj Kishor Tekriwal, by faith Hindu, by Nationality Indian, by occupation Business, resident of Radha Kunj Flat No. 306, Lake Avenue, Kanke Road, Misirgonda alias Pahargonda, Ranchi, Jharkhand - 834008, as my true and lawful attorney to do the following acts, deeds and things on my behalf, in my name jointly or severally or any one partner of said partnership firm that is to say:

1) To look after and manage my schedule below land and to present me in all courts, civil, criminal, revenue, appellate, collectorate, District or Sub-Registry Office, all offices Government or Semi-Government office, including the office of Municipal Corporation and to take all lawful timely steps to protect and safeguard my right and interest over the schedule below property, on my behalf.

2) To represent me in all courts, Civil, Criminal or Revenue whether Original or Appellate up to the Apex Court of India, and also in Central/State Govt. Office, Municipal Corporation, Zilaparishad and to

SHREE DEVELOPERS  
Partner

Uma Shankar Singh

12/12/22

: 4 :

take all lawful timely steps to protect and safeguard my right and interest over the schedule below property, in my name and on my behalf.

3) To appear in all courts, offices, including the office of Circle office, Registering Authority/office, Police Station, Fire department, Zila Parishad/ Jhrera/ Rera Office, Electricity Department, Water Department, other Government and Semi Government Offices in respect of my schedule below property or any other office for passing of Building Plan, approval/consent / No Objection from concern department as required.

4) To prosecute or defend any suit or proceedings in civil, revenue or any other court or office in connection with the property described in the schedule below or portion thereof and for that purpose to sign plaint, written statement, petition, application and verify the same, swear affidavit and my said attorney is authorized to engage lawyer, advocate, solicitor and sign Vakalatnama in my name and on my behalf and to prosecute or defend such suit or proceeding/s in original, appellate or divisional court upto the apex court of the country and execute any decree and for the purpose to sign and verify the execution petition and to compromise petition and file the same in the court and make statements on my behalf in such suit or proceeding/s.

5) To take all possible care and steps and legal charges, for the general management of the schedule below property and to protect my legal interest thereto.

6) To sign and swear any affidavit and to give evidence in any court office as may be necessary on my behalf and to purchase non-judicial stamp paper, Court fee etc.

SHREE DEVELOPERS  
Partner

Vina Shekhar Singh  
12/2/22

: 5 :

- 7) To contest and/or compound and or compromise any suit or case with the opposite party in respect of the said property or part thereof on such terms as my attorney may think fit and proper.
- 8) To pay rent and other charges in respect of the schedule below property and my said attorney also empowered to pay tax, rent, other taxes to the concerned authority and obtaining necessary receipts in my name and on my behalf.
- 9) To enter into a contract with the various buyer/s on such terms and conditions as my above attorney thinks fit and proper and the attorney will have the right to receive the consideration amount on my behalf and then remit the same to my bank account as per the convenience of the attorney.
- 10) To apply and obtain certified copy of the order decree or judgment passed by any court or office for record and reference and/or to refer the same for higher arbitration of appeal against order of the lower court or office.
- 11) To sign and execute any deed i.e. sale, transfer, conveyance, contract, mortgage, or any document or documents on such terms as my said attorney shall think fit and proper and present the same in any registrar, Sub-registrar or District Sub-Registrar Jamshedpur or Officer empowered to register the document under the Indian Registration Act and admit execution for the same for me and on my behalf and to do all other act and formalities incidental thereto for completing the registration thereof including endorsement of registration receipt.
- 13) To do all the acts as mentioned in the development agreement executed between the attorney and the executants.

←  
SHREE DEVELOPERS  
Sunit Anand  
Partner

Uma Shankar Singh  
12/2/22

: 6 :

**SCHEDULE**

All that piece and parcel of homestead land measuring an area 3600 Sq.ft. i.e. 8.25 Decimals, in Mouza Dobo, recorded under Khata no. 145, being Plot No. 983, P.S. Chandil, Thana no. 331, Anchal Chandil, Halka no. 2, District Sub Registry office at Seraikella, Sub Registry office Chandil, District Seraikella Kharsawan, Bounded by:

North : Nij

South : 20'ft. Road

East : Bhagwan Mistri

West : Mithu Yadav;

IN WITNESS WHEREOF the Executants have signed this Power of Attorney today at Seraikela, on the <sup>12<sup>th</sup></sup> day of February, 2022 in the presence of witnesses.

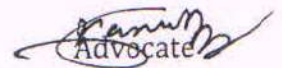
**Witnesses:**

1) OMPRAKASH SINGH S/O LATE VAKIL SINGH  
837, B Block, SONARI, JAMSHEDPUR

2) Hon Rajan S/O Datta Rijal  
Jagdishpur

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

SHREE DEVELOPERS  
Sonal Anand  
Partner

  
Advocate