



**Government of Jharkhand**  
**Receipt of Online Payment of Stamp Duty**

NON JUDICIAL

Receipt Number : 855a0967d989319634d1

Receipt Date : 05-Apr-2023 11:08:19 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300041662

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : SINDHUJA SINGH ( Vendee )

GRN Number : 2316552920



:- For Office Use :-

Defered  
Gujam



2023/J SR/1793/BK4/119

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 प्रामाणिकता के लिए सेवा नहीं कि गई है।

Singh  
5-4-2023

Ranidevi  
5-4-2023

Sindhujasingh Anu Singh  
5-4-2023  
5-4-2023

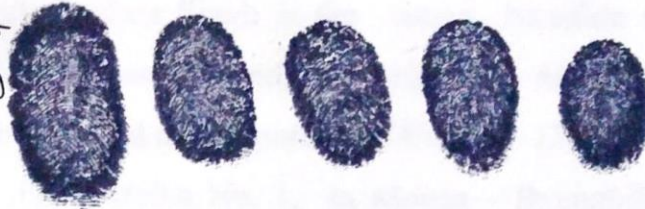
G.P.A.

P.S  
Sudarnagan

Stamp  
100/-



Singh  
5-4-2023



Attested  
ABHIRAM PATRO (Advocate)  
Distt. Civil Court, Jamshedpur  
54-23



Rani Devi  
5-4-2023



Attested  
ABHIRAM PATRO (Advocate)  
Distt. Civil Court, Jamshedpur

खोता नम्बर... 144  
प्लॉट नम्बर... 1162, 1163, 1164,  
देय प्रतिबन्धित सूची में दर्ज नहीं है।

जिला अवर जिलाधिकार

उपर्युक्त दस्तावेज में लेखाकारी / प्रिंसिपल  
जाति के गुजराती अधिकारी की गई हैं।  
छायानागपुर कायदाकारी अधिनियम 1908  
की धारा 48(0) के अन्तर्गत नहीं हैं।

Copy  
5/4/2023  
Copy  
SKL3

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL MEN BY THESE PRESENT, that We (1) MRS. PRATIMA SINGH, Wife of Sri Shalendra Singh (PAN :BQBPS1499F) ( Adhar : xxxx xxxx 8586 ) And (2) SMT. RANI DEVI, Wife of Sri Awadhesh Kumar Singh (PAN : BIWPD1238A ( Adhar : xxxx xxxx 4279 ) Both, By faith Hindu, By occupation Houswife, by nationality Indian, Both by Caste " General " (NonCNT) Both Residents H. No. 15, Society Colony, Parsudih, Charch Road, P.S. Parsudih, Jamshedpur - 831002 (Jharkhand ) hereby SEND GREETINGS :

Sechagub/c

(Echij) - 10,000-00

Copy  
5/4/2023  
दस्तावेज जांचा

Singh  
5-4-2013

Rani Devi  
5-4-2013

**WHEREAS**, Smt. Pratima Singh is the lawful, bonafide and registered owner of Raiyati Homestead Land, measuring area measuring 1781 Sqft. i.e. 4.08 decimals situated in the portion of Plot No. 1162, 1164 Khata No. 144, Thana No. 1184, Halka No. 1, in Mouza – Byangbill, under P.S. Sundernagar, District – East Singhbhum, Jamshedpur which has been purchased by Sl. No. Smt. Pratima Singh from its previous owner Mr. Devendra Singh, S/o Late Laxmi Singh by means of Regd. Sale Deed No. 5434 dated 14-12-2015, thereafter mutated the same in her name by Mutation Case -No. 1154/R27/2017-2018 Smt. Pratima Singh paying rent to the land lord Govt. of Jharkhand through C.O. Jamshedpur and since then she has been in peaceful possession of the same without any interruption from anybody.

**AND WHEREAS**, Smt. Rani Devi is the lawful, bonafide and registered owner of Raiyati Homestead Land, measuring area measuring 1781 Sqft. i.e. 4.08 decimals situated in the portion of Plot No. 1163, 1164 Khata No. 144, Thana No. 1184, Halka No. 1, in Mouza – Byangbill, under P.S. Sundernagar, District – East Singhbhum, Jamshedpur which has been purchased by Sl. No. Smt. Pratima Singh from its previous owner Mr. Devendra Singh, S/o Late Laxmi Singh by means of Regd. Sale Deed No. 5435 dated 14-12-2015, thereafter mutated the same in her name by Mutation Case -No. 1155/R27/2017-2018 Smt. Rani Devi paying rent to the land lord Govt. of Jharkhand through C.O. Jamshedpur and since then she has been in peaceful possession of the same without any interruption from anybody.

Singh  
5-4-2023Rani Devi  
5-4-2023

**AND WHEREAS** being residing too far from our above landed property and facing problems due to being lady and bad health we both are unable to look after my schedule below Landed Property and also to attend personally to look after the same and to Sale or negotiate of its sale and to make any agreement, Rent Agreement, Sale or any deed of conveyance with any party, but we are desirous to dispose of the same. And our close relative Smt. Sindhuja Singh and Smt. Anu Singh who are the partners of M/s. Maa Construction who started the business of construction of Flats has agreed and willing to undertake the responsibility to look after, Construction of Flat in our land and after negotiation with the purchasers to Sale the same on our behalf.

**NOW THEREFORE BY THESE PRESENTS, We (1) MRS. PRATIMA SINGH, Wife of Sri Shalendra Singh (PAN :BQBPS1499F) ( Adhar : xxxx xxxx 8586 ) And (2) SMT. RANI DEVI, Wife of Sri Awadhesh Kumar Singh (PAN : BIWPD1238A ( Adhar : xxxx xxxx 4279 ) Both, By faith Hindu, By occupation Houswife, by nationality Indian, Both by Caste " Rajput " Both Residents H. No. 15, Society Colony, Parsudih, Charch Road, P.S. Parsudih, Jamshedpur – 831002 (Jharkhand ) do hereby and hereunder appoint, empowered, nominated and constituted to our close relative **Smt. Sindhuja Singh, W/o Sri Jeetendra Bahadur Singh,** (Adhar : xxxx xxxx 3675) (PAN : CCIPS6205H) and Smt. Anu Singh, W/o Sri A. K. Singh (Adhar : xxxx xxxx 1325) (PAN : EDBPS6757Q) Partners of M/s. Maa Construction, Both Residents of H. No. 15, Society Colony, Parsudih, Charch Road, P.S. Parsudih, Jamshedpur – 831002 as our true ATTORNEY for us and on our behalf to do the following acts, deeds and things that is to say :-**

Contd..4

Singh  
5-4-2023Rani Devi  
5-4-2023

1. To present the Sale deed before the registering authority for selling of our schedule below Landed Property and to execute the registered Sale Deed/Sale agreement, or other Deed of Conveyance in favour of the purchaser/s or party/s, on our behalf and to admit and receipt of the consideration money AND to do all acts, deeds and things which may be necessary for conveying/transfer the said property fully described in schedule below and registering/ executing the said deeds as fully and effectually in all respects as we could do the same if, we were personally present.
2. To represent our name and as our act and deed to execute and sign a proper conveyance of the schedule below property in any manner such a Sale, Mortgage, Lease, Rent etc. to any purchaser or party.
3. To, receive the consideration amount from the purchaser or party and to grant proper receipt and discharge of the same. And the said consideration money will be deposited in the account of the principal.
4. To, appear before and represent us before any courts Civil, criminal, Revenue Collector, or any District Sub-Division officer. Any Magistrate, Judge, Munsiff and all Government offices, Banks, in all matters and things relating to the Landed property fully described in schedule below.
5. To, sign all types of documents such a government, non-government., legal, plaint, written statements, or any other proceeding and file the same before any such court, office or appropriate concern AND to defend and contest the same on our behalf and compound,

Singh  
5-4-2023Rani Devi  
5-4-2023

compromise or withdraw suits, case and to apply for certify copy Of depositions, judgment, decree from any courts or office to protect our interest in the landed property fully described in schedule below.

7. That there is no court case or any other litigation in the schedule below property.
8. This Power of Attorney is revocable in Nature.

**BE IT MENTIONED THAT**

1. There is no transaction between Principal and Attorney.
2. Be it expressly stated that this Power of Attorney does not create, constitute, assume any kind of transfer in favour of the Attorney and further declare that the same Attorney shall not hereby obtain or have power for development work.
3. All the receivable will be paid to the Principal and all payable will be borne by the Principal.
4. After sale of the Property money will be deposited in Principal Account.
9. **AND WE DO HEREBY AGREE** and undertake to ratify and confirm that all and whatsoever acts, deeds and things, our said Attorney lawfully done or caused to be done by virtue of this Power given to him, the same shall be always binding on us as we could do if we were present personally at all such relevant places and things to do the same personally, in connection with the sale or sales or transfer in any manner of the schedule below landed property.

6  
Singh  
5-4-2023  
Rani Devi  
5-4-2023

**SCHEDULE OF LAND**

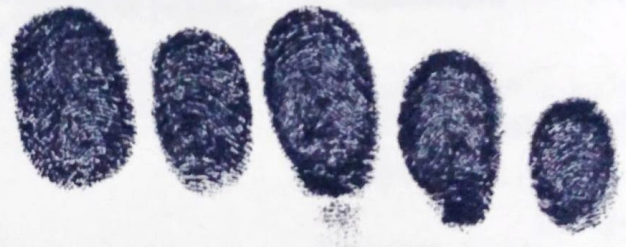
ALL THAT that peace and parcel of Homestead Raiyati Land, measuring an area (1781+1781) 3562 Sqft. i.e. 8.16 decimals situated at Mouza - Byangbill, P.S. Sundernagar, Thana No. 1184, Halka No. 1, Bearing Khata No. 144, Plot No. 1162,1163,1164 (Sub Plot No. 4) in District - East Singhbhum, District - Sub-registry office - Jamshedpur which is bounded as follows:-

- North :- Plot No. 1162/P & Plot No. 1164/P
  - South :- Plot No. 1163/P & 1164/P
  - East :- 25' Ft. Road
  - West :- Plot No. 1164/P
- Page - 2,3, Vol - 52

ATTORNEY HOLDER  
SMT. SINDHUJA SINGH



Sindhuja Singh  
5-4-2023



Attested  
Ph. Patro  
ABHIRAM PATRO (Advocate)  
Distt. Civil Court, Jamshedpur  
5/4/2023

ATTORNEY HOLDER  
ANU SINGH



Anu Singh  
5-4-2023



Attested  
Ph. Patro  
ABHIRAM PATRO (Advocate)  
Distt. Civil Court, Jamshedpur  
5/4/2023

IN WITNESS WHEREOF We, the executants have hereunto put our  
Signature on this the 5<sup>th</sup> day of April 2023 at Jamshedpur

Typed by :

Harish  
( Harish Patro ), Jamshedpur, Court.

**SIGNED SEALED AND DELIVER**

In presence of :

1. Jeetendra Bahadur  
Singh s/o R.B. Singh  
Parsudih JSR
2. A K Singh s/o P. N Singh  
Parsudih Jamshedpur  
5-4-2023

Singh  
Executant 5-4-2023

Rani Devi  
Executant 5-4-2023

Sindhujia Singh  
Attorney holder 5-4-2023

Anu Singh  
Attorney holder 5-4-2023