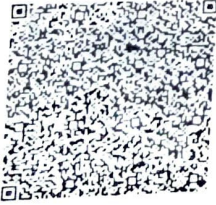


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

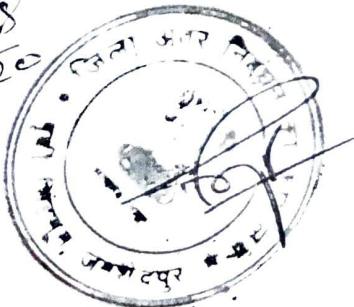
Certificate No. : IN-JH27423423187609S
Certificate Issued Date : 05-Mar-2020 11:21 AM
Account Reference : NONACC (SV)/jh9003504/ JAMSHEDPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJH900350440326125782424S
Purchased by : ANANT LAL
Description of Document : Article 48 Power-of-Attorney
Property Description : G.P.A.
Consideration Price (Rs.) : 0
(Zero)
First Party : ANANT LAL
Second Party : NA
Stamp Duty Paid By : ANANT LAL
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line.

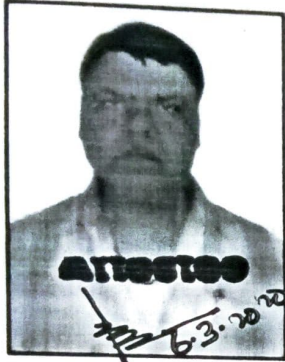
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Deepak Kumar Dagar
Advocate

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6.3.2020



आरोपित नाम श्री राजू दास
राज्य पुलिस द्वारा गृहस्थित हुआ है।
20. के अतिरिक्त किसी भी दस्तावेज में नहीं है।
6/3/2020 10/1/20
नमस्ते

निष्पत्ति-पदाधिकारी
6/3/2020



gopu

PS Bahar

Shubh
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6.3.2020
Date
6/3/20



Anant Lal
Advocate

Handwritten text in Hindi, partially illegible, possibly containing a date or reference number.

Handwritten signature and date '6/3/20'.

GENERAL POWER OF ATTORNEY

Kachyab
E(111) - 10,000 / -
6/3/2020
दस्तावेज जांचा

KNOW ALL MEN BY THESE PRESENTS THAT I, **ANANT LAL**, (PAN - AALPL1788K and UID No.3318 7489 9664, son of Karam Das, by faith Hindu, by occupation Retired, Nationality Indian, resident of H. No.47, Old Rani Kudar, Gurudwara Basti, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831001, do hereby nominate, constitute and appoint **MR. JASPAL SINGH**, (PAN - AEJPS1577B and UID No.6484 2326 93, son of Ranjodh Singh, by faith Sikh, by occupation Business, Nationality Indian, resident of H. No.48, Old Rani Kudar, Gurudwara Basti, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831001, as my true and lawful Attorney, to do all or any of the following acts, deeds and things, hereinafter mentioned, in my name and on my behalf.

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WHEREAS, all that leasehold land, measuring an area 40'ft. X 40'ft. = 1600 Sq.ft. + 120 Sq.ft., being company's Holding No.47, situated at Old Rani Kudar, Gurudwara Basti, P.O. & P.S. Bistupur, Jamshedpur, was originally sub-leased in the joint names of i) Smt. Sonarin and Sri Karam Das, for residential purposes, by M/s. Tisco Ltd. (now named as Tata Steel), Jamshedpur and thereafter said Smt. Sonarin and Sri Karam Das had been in peaceful possession over the same without any interruption from any corner by construction of a Residential house over the said sub-leased plot of land by payment of due ground rent, water taxes, municipal charges etc. to the concerned authority in respect of the aforesaid property, in their joint names;

AND WHEREAS, after the death of said recorded tenants Smt. Sonarin and Sri Karam Das, their aforesaid property vested and devolved upon me i.e. Anant Lal, the executants above referred, being the grandson of Late Sonarin and son of Late Karan Das, surviving legal heirs and successors and later on upon an application preferred me, the property above referred and more fully described in the schedule below, being Holding No:47, measuring an area 40'ft. X 40'ft. = 1600 Sq.ft. + 120 Sq.ft., together with House and structures whatsoever standing thereon, situated at Old Rani Kudar, Gurudwara Basti, P.O. & P.S. Bistupur, Jamshedpur, has been recorded and mutated in the records of The Tata Steel Ltd., Jamshedpur vide Office Note, bearing Ref. No. LAND/AP/796, dated 26th day of February, 2016 and Est. No.135000000047199/ Consumer No.0008346, issued by Tata Steel Ltd., Jamshedpur, in my name i.e. the Executant above named, after receipt of the requisite transfer fee from him;

AND WHEREAS, after acquiring the said property, more fully described in the schedule below, I the above named Executant have been in peaceful possession and occupation over the same without any let, hindrance or disturbances from any corner and is the sole, absolute, bonafide and lawful

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owner thereof by exercising all acts of ownership thereto, by payment of due ground rent, municipal charges and/ or any other taxes, charges etc., to the concerned authority, in my own name;

Be it mentioned that I am personally unable to attend the affairs of my aforesaid property, more fully described in the Schedule below of which I am the absolute owner and I hereby nominate, constitute, appoint and empower my said Attorney to do the following acts, deeds and things in my name and on my behalf as my constituted Attorney with respect to the Schedule below immovable property.

- 1) To look after and manage my said property, fully described in the Schedule below and to represent me in all courts, civil, criminal, appellate, collectorate, District or District Sub-Registry office, all offices, Municipal Office, JNAC, TATA STEEL, JUSCO, C.O., BDO, S.D.O., A.D.C., D.C., LRDC, Panchayat offices and any other Government or Semi-Government or Quasi Government offices.
- 2) To negotiate with any prospective purchaser or purchasers for transfer of my property fully described in the Schedule below for which my said attorney is authorized to enter into an agreement or agreements and to execute the same in my name and on my behalf.
- 3) To sign any Plaint, Written statement, Letter, Petition on any proceedings and file the same before any court or office or appropriate concern and defend or protect my interest.
- 4) To sign and swear any affidavit and to give evidence in any court or office on my behalf as may be necessary for transferring the Schedule below property.

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- 5) To engage lawyer, advocate or Agent and sign Vakalatnama, Plaint, Written statement and to verify that on my behalf and to purchase any stamps, court fee or non-judicial stamp papers and execute any decree or order
- 6) To appear before the concerned authorities and to pay monthly/ annual ground rent, holding tax or other taxes/charges, if any, of the Schedule below property in my name and on my behalf.
- 7) To apply for permission/clearance in respect of the Schedule below property before the competent authority or concerned in my name and on my behalf.
- 8) To sign and execute Deed of Transfer, Deed of Conveyance, Agreement for Sale, Mortgage Deed, Lease Deed and/ or any other deed or documents of the property on such terms as my said Attorney shall think fit and proper and present the same for registration before any Registrar, District Sub-Registrar or officer empowered to register the document or documents under the Indian Registration Act and admit execution for the same on my behalf and to do all other acts incidental thereto necessary for completion the registration thereof in respect of the Schedule below property.
- 9) That there is no transaction between the Principal and Attorney.

And I do hereby agree to ratify and confirm all acts, deeds and things lawfully done by my said Attorney as if done by me for all intents and purposes in respect of my property fully described in the Schedule below.

SCHEDULE

ALL THAT Superstructures of house property, bearing **Company's Holding No.47**, standing on leasehold land measuring an area

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40'ft. X 40'ft. = 1600 Sq.ft. + 120 Sq.ft., together with a pucca house and structures standing thereon, situated at Old Rani Kudar, Gurudwara Basti, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State of Jharkhand, including its tenancy/ leasehold interest, amenities and facilities, being provided therein, having Establishment No.135000000047199/ Consumer No.0008346;

which is bounded as follows:

ON THE NORTH: Company's Road;
ON THE SOUTH: Company's Road;
ON THE EAST : Holding No.46;
ON THE WEST : Holding No.48.

Monthly ground rent and other charges payable to The Tata Steel, Jamshedpur.

IN WITNESS WHEREOF I have executed this General Power of Attorney on this the 29th day of February' 2020 at Jamshedpur.

Read over and explained the contents of this Deed to the executant and he has admitted the same to be true and correct.

63.2020
Advocate

WITNESSES:

1. Surya Rao
S/O LATE Y. RAMA RAO ADD - 411 Wellfare Tower, Dimna Road
Mango, Post - M G M
Pin - 831018
2. Gopal Pandey S/O
Gopal Pandey, Ichalpur Gramalada, Adititilur, etc.

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6-3-2020

Printed by:
Jsr. Court. *[Signature]*

Drafted by:
Advocate *[Signature]* 6-3-2020

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS
OF THE ATTORNEY



[Signature]
6-3-2020

Jaspal Singh

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

[Signature]
Advocate 6-3-2020