



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2ebf855d80c7ff5a6b63

Receipt Date : 28-Dec-2020 10:16:43 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20200000116247

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : AHSEIN DEVELOPERS PVT LTD REP BY  
ASIF MAHMOOD ( Vendee )

GRN Number : 2003520908



:- For Office Use :-

Defence  
का रिश्ता,  
28-12-2020  
2020/ISR/4282/BK1  
28-12-2020



2020/ISR/4282/BK1 3912

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।

जिला अवर निबंधक का कार्यालय  
प्रति सिंह भूय, जमशेदपुर

28/12/2020

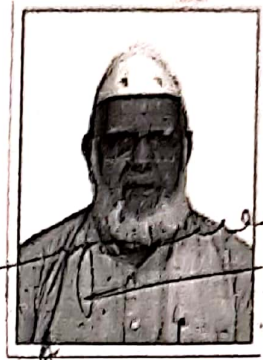


Development  
Program  
64, 46, 60

AS  
Mango

Sl. No  
1000 (100)

722  
P.O.  
28/12



मह. खाता नं. 504 नं. 10/10  
नं. 192 एन. एन. एन. (बिहार)  
द. जे. ए. ए. 28/12/20

वि. 21 के अन्तर्गत राष्ट्रीय स्टाप-विकास  
(संशोधन स्टाप ऐक्ट), 1999 की अनु. 1  
1 या 1क, त. 0... के अन्तर्गत  
बसात रजाम-सकित  
से विमुक्त या स्टाप-शुल्क

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 28<sup>th</sup>, day of Dec., 2020, at  
Jamshedpur.

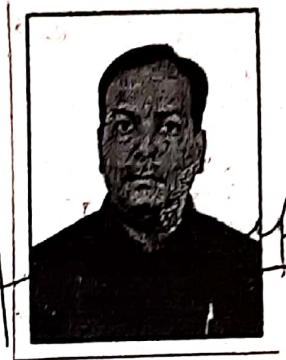
निबंधन-पदाधिकारी

BY AND BETWEEN

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Ari 30=00  
Hr 3~  
P. 1~

AHMAD NASEEM ARZOO, son of Dr. Abdul Wahab, By Faith Muslim, By Nationality Indian, By Occupation Medical Practitioner, Permanent Resident of Mohalla Rahman Khan, Deorhi, Lahera Sarai, Darbhanga, State Bihar, Presently Residing in H No 38, Road No 7, Azadnagar, Mango, P.O. & P.S. Azadnagar, Town Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand, represented by his lawful constituted attorney: M. ASLAM, son of Abdul Wahid, by Faith Muslim, By Occupation Business, By Nationality Indian, Resident of 4, New T C Colony, Road No 7, B.H. Area, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, Pin 831005, District East Singhbhum, and State Jharkhand, by virtue of General Power of Attorney Deed No IV 281, Dt: 07.03.2004 registered at the District Sub Registry Office, Jamshedpur, (The Principal is alive and living at the time of execution and registration of this Development Agreement and the power is not revoked till today). Hereinafter called the Land Owner / First Party (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, executors, legal representatives, administrators, nominees, and assigns) of the First Part.

28/12/2020  
दस्तावेज जांचा



*Handwritten signature*

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AND

**AHSEIN DEVELOPERS PVT. LTD.**, a company registered as per the Companies Act (No. 1 of 1956), CIN U45400WB2014PTC203179, having its Office at 2 E, Wave Merlin, River View 15, Kabi Thirtha Sarani, Khidderpore, Kolkata – 700023, State West Bengal, represented by one of its Director: Mr. ASIF MAHMOOD, son of Janab Shafayet Hussain, By Religion Islam (Muslim), By Caste Sayed, By Nationality Indian, By Occupation Business, Resident of E-020, Ashiana Residency Greens, Pardih Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand. Hereinafter called the Second Party / Developer / Promoter / Builder (which expression shall unless excluded by or repugnant to the context deemed to include its / their legal heirs, successors, successors – in – office, nominees, legal representatives, executors, administrators, and assigns) of the Second Part.

NATURE OF DEED

DEVELOPMENT AGREEMENT

WITNESSETH AS FOLLOWS:


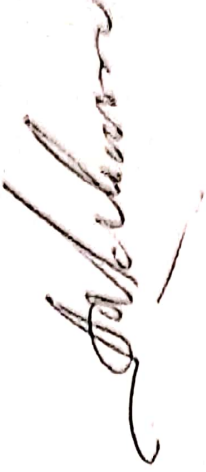
WHEREAS, the First Party has purchased all that piece and parcel of raiyati land more clearly mentioned in the schedule below from its previous owner: Shiv Narayan Lal & Others, by virtue of registered Sale Deed No 7447, Dt: 12.11.1981, registered at the Sub Registry Office, Jamshedpur, and after purchasing the same he came in peaceful physical possession over the same, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same being its lawful, absolute and bonafide owner, and has also got his name mutated in the records of the Circle Officer, Jamshedpur, (Now C.O. Mango) vide Mutation Case No 36/IX/MNAC/1983 – 84, and from then onwards also paying the ground rent regularly to the State Government without making any arrears.

*[Handwritten signatures]*

AND WHEREAS, the First Party is desirous of constructing multi storied building/s over the said schedule below land, but, as he do not have any knowledge in the construction field he has decided to offload the work to the Second Party, and hence, contacted the Second Party to perform the same as per specification decided mutually between the parties, and mentioned clearly in separate specification sheet attached and as approved by the competent authority / M.N.A.C. for the construction of the building, hence, to avoid any or all misunderstandings, future disputes, and legal complications, the parties have agreed to enter into this Development Agreement, on the following terms and conditions.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That, this Development Agreement shall commence with effect from the date of signing of this Development Agreement, and the Builder / Second Party is paying sum of Rs. 1,000/- (Rupees One Thousand) only, as TOKEN money to the First Party, the receipt of which will be acknowledged and admitted by the First Party on receiving such amount.
2. That, it is also mutually decided and agreed between the parties that, if the First Party ask the Second Party to sell their share of 50% of the project or any of his share then the First Party have to bear the applicable taxes and GST on such sale, and then receive the amount realized from that particular sale, however, the charges for lift, electricity and other amenities installed will be divided into every single unit / flat of the building and for the unit/s received by the First Party, he need to pay the charge for the same to the Second Party.

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3. That, the Second Party will apply for approval of drawing in the office of competent authority, after execution of this indenture on the basis of General Power of Attorney to be executed by the First Party, and if required the First Party will also put his signature in the plan / drawing or any other document/s as and when required, for getting approval/s from concerned govt. department/s, the Builder / Second Party will start the construction work, only after getting proper approvals, however, if required in future the plan so approved can be modified, revised or altered accordingly or as required for the feasibility of the project by mutual consent of the parties and from the competent authority, the name of the project or building will be decided by the Second Party.

4. That, it is mutually decided between the parties that the Second Party will finish / complete the entire project within 2 (two) years from the date of approval of plan / drawing + 6 (six) months as grace period, however, time period could be extended in "Force Majeure" circumstances i.e. act of god like earthquake, flood, pandemic, epidemic and famine etc., or shortage of essential raw materials etc., like conditions which are beyond human reach like government policies and rules etc., and any other rules of the state or central government, failing to complete within the said time period further course of action will be decided by the parties mutually.

5. That, it is decided and agreed by and between the parties as under:
- a) The Owner/s / First Party will get 50% share in the proposed project from Car Parking Space to Roof of the projects / building, which will be deemed as Owner/s Allocation.
  - b) That, Builder / Second Party will get remaining 50% share in the proposed project from Car Parking Space to roof of the project / building which will be deemed as Builder/s Allocation.

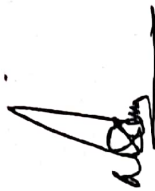
12/3/20

Subscribed

- c) That, the Builder / Second Party is entitled to sell and convey its share in the project to various buyer/s by recognized mode of sell, conveyance, mortgage, and lease or by any other means or by any indenture as decided, to which the First Party does not have any kind of objection, however, none of the parties are entitled to sell any vacant land after signing of this indenture.
- d) The First Party is entitled to sell its share of 50% of the project to any person or party, to which the Second Party / Builder does not have any objection or demand, and the common areas will also be shared in the same ratio of division as conversion.

6. That, the Second Party during the period of construction of the proposed building is at liberty to receive advance, part payment, full payment, bank finance or finance from financial institution for its 50% share of the project from various buyer/s at any time as and when required as per its needs and risk, and if the First Party want then he can ask the Second Party to sell his share as well, but, if any such thing happen then the First Party will give it in writing to do the same, apart from this indenture and also allow the builder i.e. 2nd Party to deduct taxes and GST.



7. That, the Builder / Second Party will use standard construction material and standard fittings and fixtures of any particular make in whole project, and all the flat owner/s need to pay maintenance of common electricity, water, and other charges equally as per the decision made by the society or owner's association which will be governed by the society formed with all the flat buyer/s. If the Owner/s / First Party request to carry any extra work in his particular allocation apart from specification (attached separately) then he must bear the difference amount or else it will be adjusted from his allocation or the cost will be paid by the Land Owner/s / First Party separately to the Builder / Second Party.



8. That, the Second Party can apply for water connection, electricity connection, sewerage system, water treatment, etc., before J.S.E.B. or any Competent Authority of the State Government / Local Body, for the said project and to execute and sign Bond, Undertaking, Affidavit, Agreement etc., and/or any other document for the same, and to look after and supervise the day to day affairs of the said project which will be constructed over the schedule below property.

9. That, the Land Owner/s / First Party hereby authorize the Builder / Second Party by virtue of this Development Agreement for the schedule below property to make construction of building and also to dispose of or sell the Residential Unit/s pertaining to its 50% share, along with Parking Space/s as constructed for intending buyer/s by any recognized mode of transfer / conveyance like Sale Deed or Deed of Transfer, Lease Deed etc., for the Entire Project, and the Land Owner/s / First Party hereby promises and declares that he will fully help and co – operate the Second Party, whenever and wherever required for any legal matters or legal documentation, they will sign and execute all or any document/s if needed in future to more perfectly ensure the right, title, and interest of the intending buyer/s.

10. That, the Second Party is entitled to receive any amount either in demand draft or cheque or by any other negotiable instrument in full or in installment towards the consideration amount from the prospective buyer/s and also from any bank, financial institutions and other housing finance companies for its 50% share only, and the First Party is entitled to receive his 50% share ratio from the said project, but, it's the discretion of the First Party whether to sell his share directly to the intending buyer/s or sell it through the Second Party.

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11. That, it is mutually decided between the parties that if in future any kind of dispute or litigation arise over the schedule below property, then it will be jointly resolved or cleared by the parties, but, the legal expenses to clear the same, will be borne by the First Party only, and if required in future the physical presence of the First Party is required for clearance or legal issues, he has promised to make his appearance in front of such competent / government authority.

12. That, the parties must pay their share towards the maintenance charges and other common charges such as watchman's payment, sweeper's payment, and other charges like municipality charge, sewerage, cleaning, water charges, common electricity charges, lighting charges, generator fuel, proportionate ground rent, etc., to the appropriate / competent authority as per their proportionate share or ratio.

13. That, the parties declare that they will remain fair in their dealings and will not deceive the other party and both of them will co – operate with each other for the smooth operation of the project and the Land Owner/s / First Party also undertake to indemnify the Builder / Second Party from any or all unforeseen consequences which may arise in future by his legal heirs and successors.

14. THE OWNER / FIRST PARTY HEREBY DECLARE & COVENANTS:

- i. The Owner/s / First Party is the sole and exclusive owner/s of the land with no other Co – Sharer/s, or Co – Owner/s, except him.
- ii. Prior to execution of this development agreement, the Owner/s / First Party have not sold or conveyed the land or any part of the land, and the schedule below land is free from all such encumbrances, charges, liens, and legal proceedings etc.



- [Handwritten signature]*
- [Handwritten signature]*
- iii. All expenses during the construction will borne by the Second Party, the Land Owner/s / First Party will sign building plan, and other required papers and documents for the interest of the proposed project, including revised and amended plan, papers, as may be required for the proposed project and the amenities, lift, electricity and other charges for the unit/s of the First Party will be borne by him.
  - iv. The Land Owner / First Party is executing this Development Agreement in favour of the Builder / Second Party for selling its 50% share of the project to the intending buyer/s.
  - v. The Land Owner/s / First Party hereby assures the Builder / Second Party to extend full co -- operation towards the development of the said property and if required he will also execute and register any other indenture in proper court of law in favour of the Builder / Second Party.
  - vi. The legal heirs and successors of the First Party will also be bounded by the terms and conditions of this Development Agreement and the Power of Attorney and they promise not to cancel the same. until and unless there is any breach to the terms and conditions of this Development Agreement.

**15. THE SECOND PARTY HEREBY DECLARES AND COVENANTS:**

- i. The Builder / Second Party shall prepare building plan or plans by an architect and get it approved by Competent Authority for the construction of multistoried building consisting of flats, parking, and other units and must arrange for electricity, water, sewerage and other basic amenities and services to be installed in the proposed project.
- ii. The Builder / Second Party must use all standard materials, fixture, fittings and installations regarding electric and water connections along with pipelines, and the Builder / Second Party also declare that they will not sell, mortgage, transfer or lease out any vacant land from the schedule below property.



- iii. The Builder / Second Party must supervise the construction at site and appoint skilled or un-skilled labour, workmen and other experts as and when necessary, however, any accidents happen during the construction period it will be the sole liability of the Second Party / Developer.
- iv. The expenses incurred to purchase materials, fixtures, fittings, other installations of electricity, pipelines for water, sewerage and all other services, amenities, shall be borne by the Builder / Second Party only.
- v. The Builder / Second Party shall complete the proposed construction within 24 (Twenty Four) months i.e. two years from date of approval of plan with 6 months grace, the period of construction may get delayed due to act of god, or natural calamity, riot, acute shortage of building material and/or such reason beyond control or reach of the human being.

16. BOTH PARTIES HEREBY DECLARE AS FOLLOWS:

- i. The parties shall put and render their sincere efforts for the success of the project, which however shall never be constituted or deemed to be constituted any partnership between the parties.
- ii. The Builder / Second Party shall construct the Building as per plan and for any extra work of construction, alteration or modification, other than specified as stated or replacement of fittings etc., for which the buyer/s shall pay the extra charges or costs as applied by the Second Party to the concerned buyer/s.
- iii. If the Land Owner/s / First Party interrupts the construction work without valid reasons, and the Builder / Second Party suffers any loss due to that, in such case the Owner/s / First Party shall be liable for the accountable loss and shall be liable to compensate the same, if any sustained by the Builder / Second Party.

- iv. This Development Agreement is binding on both the parties concerned including their legal heirs and successors.

### ARBITRATION

All disputes and differences arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained or determination of any liability or touching these presents shall be referred to two arbitrators one to be appointed by the Owner / First Party and other to be appointed by the Developer / Builder / Second Party and shall be guided by the Indian Arbitration Act, 1996.

### JURISDICTION

The Court of Jamshedpur alone has jurisdiction in any or all the matters arising out of this Development Agreement.

### SCHEDULE

In the District East Singhbhum, Situated in Mouza Mango, Thana No 1642, P.O. & P.S. Mango, under the District Sub Registry Office and Town Jamshedpur. Block Mango (Earlier Jamshedpur) Sub Division Dhalbhum, and State Jharkhand, all that piece and parcel of homestead land measuring an area 0 - 4 - 8 Dhurs along with one kutcha house structure standing thereon, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
504	192	4 Kathas 8 Dhurs i.e. 7.27 Decimals	North : Rasta South : Main Road East : House of Mr. Moiz West : Dwarika Prasad

IN WITNESS WHEREOF both the parties has hereunto set their respective hands today at Jamshedpur, on this the 28<sup>th</sup> day, of Dec., 2020, above written.

WITNESSES Khalid

1. KHALIQUE AHMAD S/O  
mohammad ILYAS  
Mango, JSE

SIGNATURE OF THE FIRST PARTY

2. Agarwal S/O M. Agarwal  
Old Pyralis, R.I.C.

Drafted & Printed by: M. J. Manoj  
Old Court Campus, Jamshedpur.

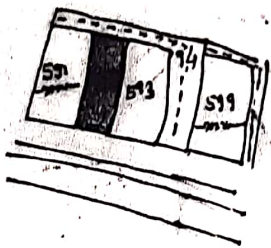
SIGNATURE OF THE SECOND PARTY

### Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

Avijit Manda  
AVIJIT MANDAL  
Enrollment No.-14/2010  
(Advocate Jsr. Court)

गाँव - बुधियुधित देव गाँव - वाईएन - 09  
 डाकघर - 04 - जिला - सिंहभूम  
 पैमान - सिंगी - 2000, सन - 1970-71 ई.



Sale deed No - 7447 के अनुसार  
 नोट - गाल रंग से चिह्नित अंश।

खाला स०	खाला स०	रकबा	जोहनी
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		0.07.27	एक द - रास्ता।
			बं - जोड़ण।
			प - करिक प्रसद।

अमन 12/12/2020

Token No.: 20200000116247

## CERTIFICATE

Office of the District SRO - Jamsheedpur

This Development Agreement was presented before the registering officer on date 28-Dec-2020 by M ASLAM, S/O, D/O, W/O ABDUL WAHAB resident of 4 NEW T C COLONY ROAF B H AREA KADMA JAMSHEDPUR

This deed was registered as Document No:- 2020/SR/4282/BK1/3912 in Book No :- BK1, Volume No :- 771 from Page No :- 427 to 506 at office of District SRO - Jamsheedpur

Date:- 28-Dec-2020

  
Registering Officer



IN THE COURT OF S.P. Bhattal  
at Jammu  
S.P. Bhattal No. 22  
P. S. Jammu

98143  
92-98-29  
228  
12/11/81

**S A L E D E E D,**

THIS DEED OF SALE is made on this the 12th day of November, 1981, BETWEEN :

Sree. SHIV NARAYAN LAL (2) Sree. SURAJ NARAYAN LAL both sons of Late Ram Charan Lal, by faith Hindu, resident of Sonary, P.O. & P.S. Sonary, Town Jamsheer, District Singhum, referred to as "THE SELLERS" (which expression shall unless repugnant to the context include their heirs, successors, administrators and representatives of the ONE PART ;

**IN FAVOUR OF**

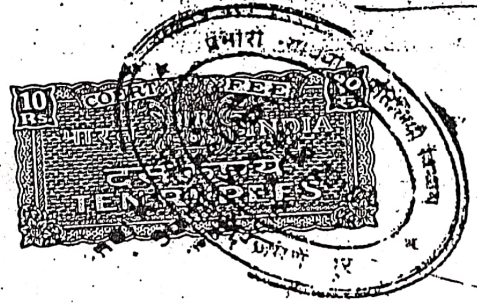
AHMED NASEEM ARZOO son of Dr. A. Wahab, by faith Muslim, by Nationality Indian, resident of Holding No. 38, Road No. 7, Azad Nagar, Mango, P.O. & P.S. Mango, Town Jamsheer, District Singhum, referred to as "THE BUYER" (which expression shall unless repugnant to the context include his heirs, successors, administrators and assigns) of the OTHER PART;

Nature of Deed :- **S A L E D E E D.**

12/11/81  
92-98-29  
98143  
228

16 JUL 1984

11 APR 2008







20 RS

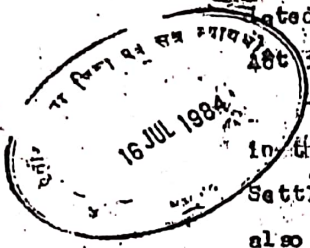
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said premises covered with wall compound more particularly mentioned in the Schedule above; And

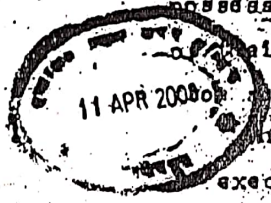
Whereas Ram Charan Lal the deceased father of the Sellers took permanent Settlement from the ex-landlord Banta Ram Sainy in question of the property vide registered Patta Deed No. 4694 dated 28.12.1945, i.e. before abolition of the Jaminari Act 1956; And



Whereas the landed property in question has been recorded in the name of said deceased Ram Charan Lal in last Survey Settlement Operation and whereas the property in question has also been mutated in his favour; And

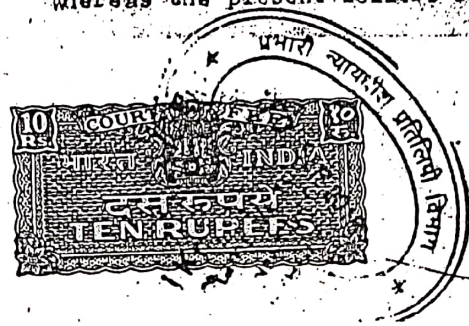
Whereas after his death the present Sellers and their other co-sharers have amicably partitioned the entire properties including the present property left by deceased Ram Charan Lal;

And whereas the present landed property has fallen in the exclusive shares of the present Sellers and they have been in possession over the property in question to the best knowledge of their other co-sharers and all without any interruption by corner and by payment of rent thereon; And



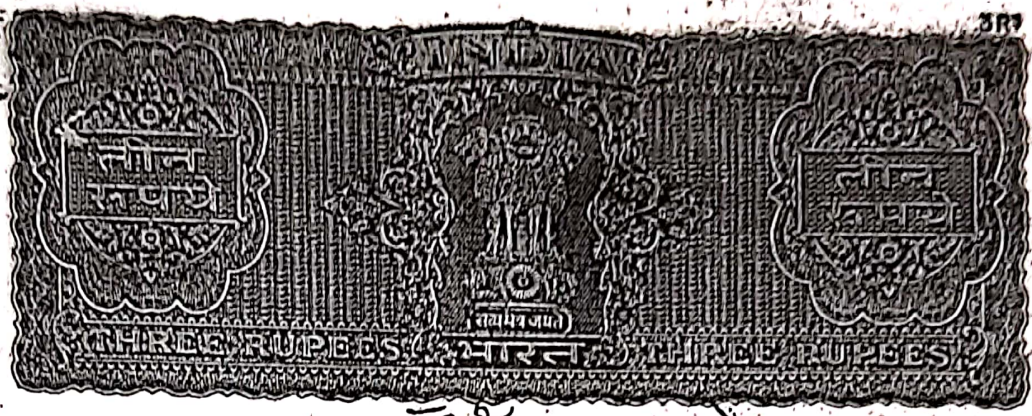
Whereas the said property has been recorded in the name of executant No. 1 in last Survey Settlement Operation; And whereas the present Sellers agreed with the proposed

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24/55



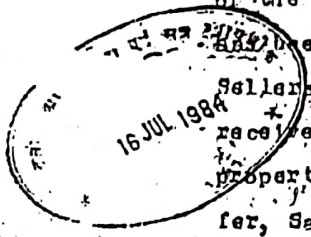
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Handwritten numbers '24' and '28'.

Purchaser for ABSOLUTE SALE OF THE SAID PROPERTY for a total consideration of Rs. 4000/- (Rupees four thousand) only.

NOW THIS DEED OF SALE WITNESSETH :

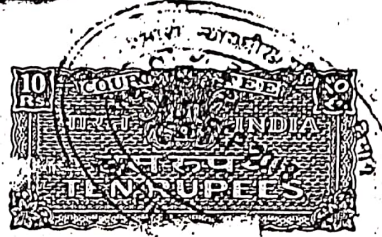
That in pursuance of the said Agreement and in consideration of the said sum of Rs. 4000/- (Rupees four thousand) only which has been paid by the Purchaser to the Sellers, which sum the Sellers does hereby admit, accept and acknowledges to have received in full as consideration money against the said landed property, the Sellers by these presents ABSOLUTELY grant, transfer, Sale, convey and assign or assure unto the Purchaser ALL THAT PROPERTY and what-so-ever standing thereon with all their all right, title, privileges, advantages and appertances to the Purchaser TO HAVE AND HOLD the same without any person/s claiming under them together with all right, title and interest and possession which the Sellers heretofore enjoyed in the said premises.



That the Sellers are completely divested of all their right and interest in the said property mentioned in the Schedule above and the Sellers, their heirs and successors will have no claim over the property in question.



THE SELLERS HEREBY ASSURE THE PURCHASER AND COVENANT that the Sellers are the owners of the Landed property



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more particularly mentioned in the Schedule above and is entitled to convey the same unto the Purchaser.

(ii) That the property hereby transferred and conveyed in favour of the Purchaser by the Sellers is free from all encumbrances, charges and liens and the Sellers has already put the Purchaser in possession of the said landed property mentioned in the Schedule above.

(iii) That the Sellers hereby agree and undertake to execute any further deed, applications or petitions, if necessary in order to further perfect the title of the Purchaser in respect of the said landed property.

(iv) That in the event of the said landed property or any part thereof being lost to the Purchaser on account of any claim made by any concern or person/s the Sellers or their heirs and successors shall compensate the Purchaser for such loss together with all litigations expenses that may be incurred by the Purchaser to perfect their title in the demised property.

16 JUL 1988  
Circular stamp with date and other illegible text.

(v) That the Sellers prior to this Sale has not conveyed, transferred, mortgage or otherwise alienate their property hereby conveyed or any part thereof to any third party or person,

(vi) That the ground rent and other taxes of the said property now will be paid by the Purchaser in place of the Sellers and the Purchaser is at liberty to mutate his name in the Office of the Landlord, in respect of the said property in his own name.

11 APR 2008  
Circular stamp with date and other illegible text.

Be it noted : That the aforesaid premises in portion of Old Plot No. 296 Under Khata No. 68, corresponding to R.S. Plot No. 591 has been truly carved out in new Plot No. 591, and in Survey Settlement Operation the plot No. 592 has been shown in the Khatian instead of correct plot No. 591 in question of the property.

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10 SEP 2018  
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Handwritten notes and signatures at the top of the page, including a date '12-11-81' and a signature 'S. S. Sarker, Janshedpur, Jh.'.

Handwritten numbers '76' and '90' in the top right corner.

IN WITNESS WHEREOF the Sellers have hereunto set their respective hands to-day at Janshedpur on the date, month and year first above written.

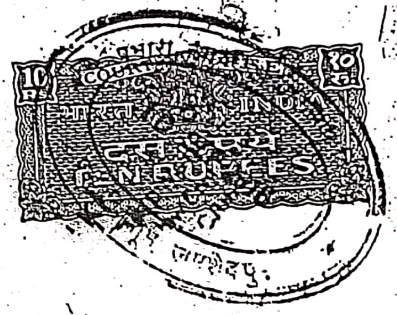
Read over and explained the contents of this deed to the executants who admitted to be correct. S. S. Sarker 12-11-81

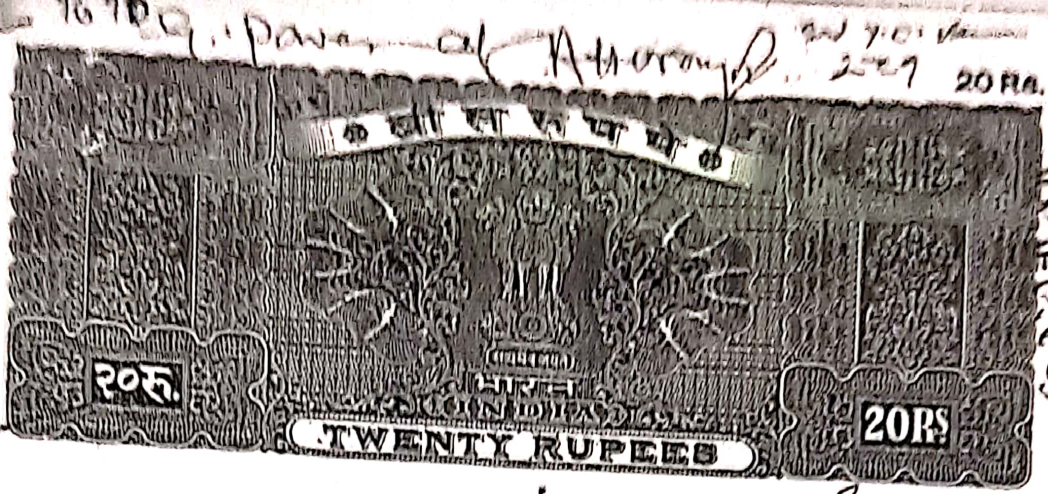
Witnesses :

- 1. [Handwritten name in Hindi] 12-11-81
2. [Handwritten name in Hindi] 12-11-81
K. N. hal 12-11-81
Yo. [Handwritten]



Attest by :- S. S. Sarker, Janshedpur. S. S. Sarker, Janshedpur 12-11-81





Handwritten notes in Hindi, including '17/3/04' and other illegible text.

Ahmad Naseem Arzo

V. U. 425-8-20

At the Court of C.J. (S.D.) (J.B.)  
At Jamshedpur  
F-58 No. 22, Left  
P.D. Aggarwal, M. Khanna

GENERAL POWER OF ATTORNEY

17/3/04

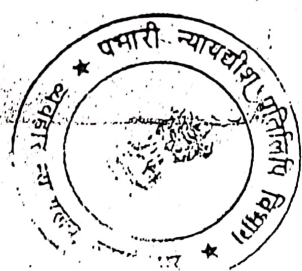
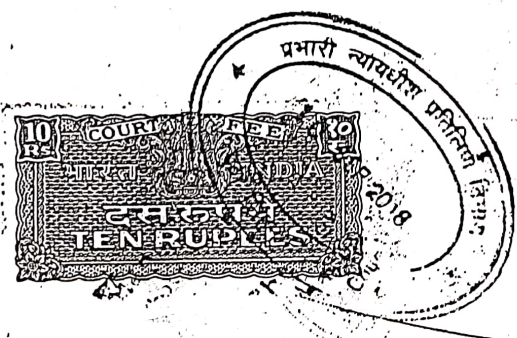
BE IT KNOW TO ALL THAT I, Ahmad Naseem Arzo son of Dr. Abdul Wahab, by faith Muslim, by occupation Medical Practitioner by Nationality Indian, permanent resident of Mohalia Rahman Khan, Deorhi, Lahera Sarai, Darbhanga at present residing at Holding No. 38, Road No. 7 Azadnagar Mango P.O & P.S. Mango, town Jamshedpur District Singhbhum East do hereby appoint Mr. M. Aslam son of Abdul Wahid by faith Muslim, by occupation service, resident of 4, New T.C. colony, Road No. 7 B.H. Area P.S. Kadma, town Jamshedpur, District Singhbhum East, as my lawful attorney to act in my name and on my behalf and particularly the followings :

- 1. To manage and look after all the affairs in respect of schedule below land in my name and on my behalf.



contd...2

Handwritten signature or initials.



Ahmad Noman  
19/2/04

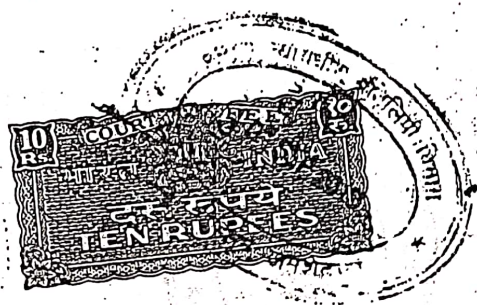
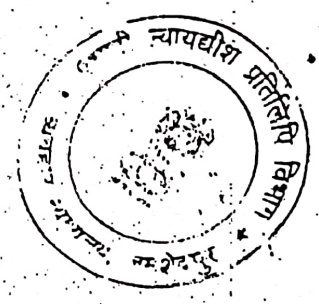
13/2/04

- 2 -

2. To sign, execute, endorse, to accept, to discharge any documents for the purpose of management of the property.
3. To initiate any proceeding, suit, appeal revision, review in any court of competent jurisdiction up to the highest level and for that to appoint lawyer by executing Vakalatnama to sign and verify the pleadings and to give evidence in any court or before any authority concerned and to withdraw such proceeding or suit and to compromise the same and to give discharge of any liability as the case may be.
4. To enter into any agreement of transfer or any other indenture in respect of schedule below property and to execute such documents as it may required in favour of any person or persons.
5. To sign or agree to sign any agreement in respect of the schedule below.

67

contd....3



*Handwritten signature*

Atm...  
12/11/07

63

property and to sign the same in my name and on behalf and for that purpose to purchase stamps and to present the same before registering authority for registration and to admit the documents before the Registrar in my name and on behalf and register the document from the office of registrar and to receive the registration slip and sign it for transfer to the person or persons in whose favour the documents is executed by my attorney.

6. To transfer the schedule below property by sale, mortgage, gift or in any manner in which my said attorney deem fit and proper and for that purpose to execute such deed of transfer and to sign in my name and on my behalf and for that purpose, to present such transfer deed before the Registrar for registration and to admit its execution and get it registered.

contd....4



*[Handwritten signature]*

Almond Nisam Ape  
17/2/07

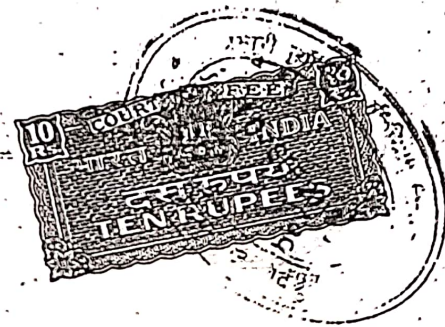
- 4 -

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7. To swear in affidavit, to sign such forms, under the law required to be sign by me and to submit the same before the registering authority or authorities as the case may required.

8. To sign and to present any application or applications which may be required to present the same before any revenue authorities for mutation of the name or names either by purchase or other person and for that purpose to do all necessary acts or things before the competent authority and to admit and support such application to give evidence and in case of any requirement to do all such acts or things which may be necessary under any circumstances in such proceedings in my name or on my behalf for the purpose of mutation and fixation of rent in respect of the schedule below property.

contd...5



*Handwritten signature*

Ahmed Nizam  
17/4/08

94

- 5 -

20

9. To give evidence in my name and on my behalf in any suits or proceedings and to take oath for such purposes and to support any such claims or proceedings or to deny the things in adverse circumstances to contest any matter against other claimant or claimants in respect of schedule below property.

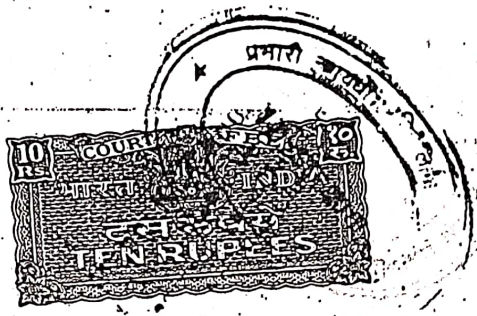
And generally to do all lawful acts which may be necessary in view of my said attorney for all aforesaid purposes and generally to do all such acts and things in my name or on my behalf in respect of schedule below property.

I, hereby agree that all acts, deeds and things lawfully done by my said attorney shall be construed as acts, deeds and things, done by me and I undertake to rectify and confirm all whatsoever lawfully do and cause to be done for me by virtue of the power hereby given.

contd... 6



*Handwritten signature*





SCHEDULE

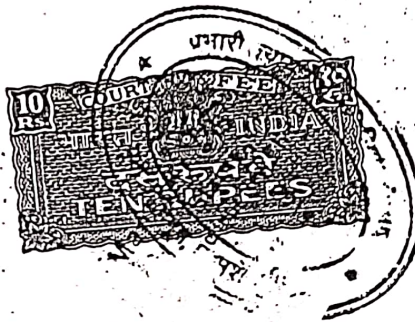
All that piece and parcel of raiyati homestead land with kutchra house and whatsoever standing thereon covered with compound, measuring more or less 0-4-8 dhuls in plot Murvey plot No. 592 under Khata No. 504 in Mouza Mango Thana No. 1642 P.S Mango in ward No. 9, District Sub Registry office and town Jamshedpur, Pargana Dhalbhum District Singhbhum East, bounded as follows :

North : Rasta  
South : Main Road  
East : House of Mr. Moiz  
West : Site of Mr. Dwarika Prasad

Purchased vide registered Sale Deed No. 7447 dt. 12.11.81 from one Shiv Narayan Lal & others and mutated the said land vide Mutation case No. 36/IX/MNAC/83-84 and paying rent thereof.

In witness whereof I have executed this General power of attorney today the 17<sup>th</sup> day of March, 2004 at Jamshedpur.

contd...7



- 17 -

Read over the contents of this deed  
and found to be true and correct.

Shri. ...  
17/3/04

Drafted by :  
Advocate, Jsr

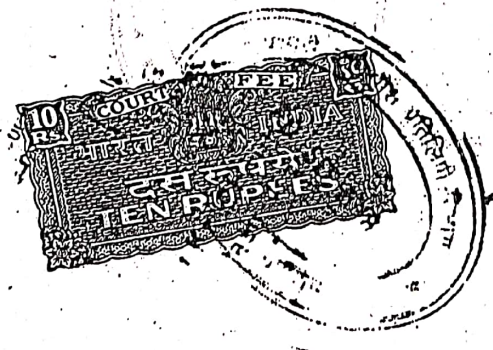
Witnesses :

1. *Shri. ...*
2. *Raj Kumar ...*

Typed by : *G.B. Rana*  
G.B. Rana, Jsr court

Certificate  
Certified that the original and duplicate  
deed are the exact copy of each other  
and each contains 1295 words.

*Jsr court*  
17/3/04



*...*