

1044  
Conveyance ab U.P. A  
भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹. 10000

Rs. 10000

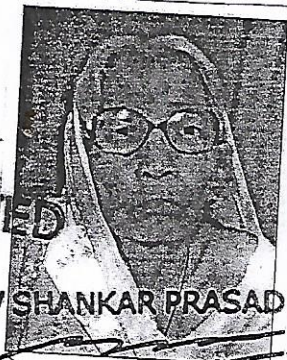
TEN THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND



ATTESTED



SHIV SHANKAR PRASAD

Advocate 13/5/14

ATTESTED

NOTARY JINESH NARAYAN SINGH District Court, Jamshedpur

मंगल देवी 13.5.2014

वसुधा नालड आरुती  
लाड नालड-जालपुर  
प-मोता के साकोट  
करी के वरु नदी  
वसुधा

CONVEYANCE / GENERAL POWER OF ATTORNEY

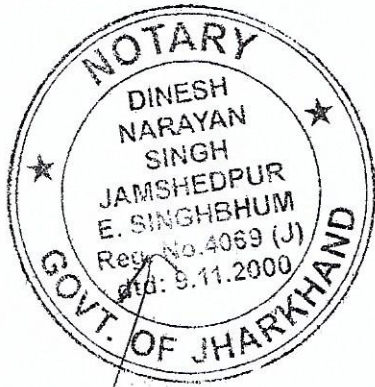
KNOW ALL MEN BY THESE PRESENTS THAT I, LAGAN DEVI wife of Late Ranjit Singh, by faith Hindu, by caste Rajput, by Nationality Indian, by occupation Household affairs, at present residing at Mango P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand do hereby nominate constitute and appoint M/S SAMAY HOMES PVT. LTD a Company registered under Companies Act, 1956 having its office at Barbie House, N-Road, West Layout, Sonari P S

13/5/2014

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13/5/14



13.5.2014

ATTESTED  
 DINESH NARAYAN SINGH  
 District Court, Jamshedpur

Sonari, Jamshedpur, Dist. East Singhbhum, represented by its Director Shri RAJESH KUMAR SINGH son of Late Mangal Singh, by faith Hindu, by Caste Rajput, by Nationality Indian, to be my lawful attorney in my name and on my behalf to do all or any of the following acts, deeds and things hereinafter mentioned.

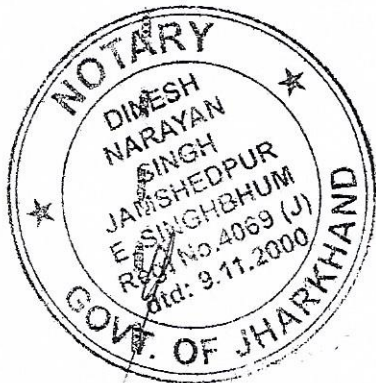
Be it stated that I am personally unable to attend the affairs of my landed property described in the schedule below.

WHEREAS I am the absolute owner of the land under Khata No.822, portion Plot No.4085, a,b,c,d, situated at Mouza Mango, Survey ward No.8, within P.S. Mango, Jamshedpur, Dist. East Singhbhum, (referred to as the Said Property) more fully described in the schedule hereinafter written



झारखण्ड JHARKHAND

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13.5.2014  
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: 3 :

ATTESTED  
NOTARY  
DINESH NARAYAN SINGH  
District Court, Jamshedpur

AND WHEREAS Indrajeet Singh and his brother Ranjit Singh were the owners of the schedule below land and other land but the entire land stands recorded in the name of Indrajeet Singh and after amicable family partition the schedule below land has fallen in the share of Ranjit Singh and he was in peaceful physical possession over the same. After the death of said Ranjit Singh I being the legally married wife and legal heir inherited and came in peaceful physical possession over the schedule below land and thereafter got the land mutated in my own name in the office of Circle Officer, Jamshedpur vide Mutation Case No.392/2009-10 and paying rent regularly to the superior landlord and obtain receipt thereof in my own name.

Handwritten notes: "13.5.2014" and other illegible scribbles.



ATTESTED

Handwritten signature of the notary.

NOTARY

DINESH NARAYAN SINGH  
District Court, Jamshedpur

: 4 :

Now, I agree and allow M/s. Samay Homes Pvt. Ltd. to develop the said land more fully described in the schedule below by constructing multistoried Buildings thereon consisting of Shopping Mall, Flats, Parking Spaces shops and commercial spaces etc. The details of which has been given in separate development agreement executed between the Executants of this General Power of Attorney and their Attorney vide agreement dated 12.05.2014 as per building plan to be approved by M.N.A.C., Jamshedpur and/or any other competent authority because it is not possible for myself to do all such deeds, acts and things personally in respect of our said land. I do hereby authorize and empower my said attorneys to do things and act in my name and on my behalf as my constituted attorney with respect to the schedule below property.

13.5.2014

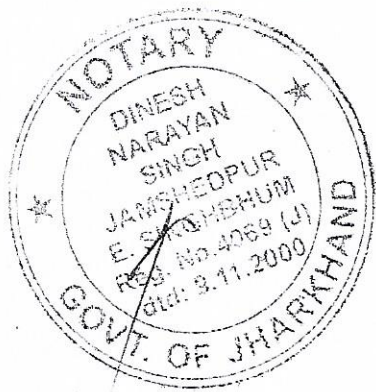
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1) To look after manage and conduct the affairs with respect to my landed property fully described in schedule below for the benefit, gain, profit and its development in any way for me and/or on my behalf.

2) To commit and/or to prosecute or defend or to take action in respect of my said land and in respect of construction to be constructed thereon and to appear, represent and to act on my behalf in connection with all Civil, Criminal, Revenue, Settlement Court, Notified Area Committee or other Official both original and Appellate and in all Registration Offices or any of the Offices having competent authority and also Offices of the Government both State and Central, Circle Office, Office of Block development Office, Arbitration body, M.N.A.C., J.N.A.C. or any other Municipal Office and to sign and verify the Plaints, Written Statements, Applications, Affidavits, Compromise Petitions Returns of Firms, to file Vakalatnamas, submit Building Plan, Revise or modify Building Plan on my behalf by the pen of my said attorney in his own name and also to present and submit all such documents on my behalf

3) To appoint and instruct on my behalf an Advocate or other person, to represent ourselves before any authority whenever my said attorney thinks proper in respect of my said land together with building to be constructed thereon.

4) To receive all papers, documents, registrations or otherwise on my behalf from any Govt. concern including office of the Block



ATTESTED  
DINESH NARAYAN SINGH  
Notary  
District Court, Jamshepur

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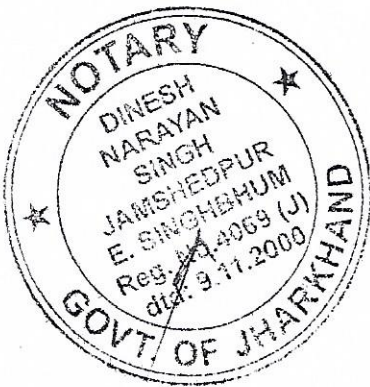
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development Office, Circle Office, Semi Govt. Offices, Municipality, M.N.A.C., J.N.A.C. and other offices or courts or Postal Authority, or from any competent authority or persons relating to the said land or any portion thereof and also relating to the structure to be constructed thereon.

5) To withdraw or to submit any documents, deposit rent, fees, taxes or other charges from or to any Govt. concerned including the office of the Block Development Office, Circle Office, Semi Govt. concern, M.N.A.C. and J.N.A.C. all persons relating to the said land or the building to be constructed on my behalf and to all acts that may be necessary to do in connection with any such acts.

6) To represent me before any Notified Area Committee, Municipal Authority or any Govt. concerned, including Block Development Office, Circle Office, Semi Govt. Office and to pass the Building Plan/Drawing, to obtain No objection Certificate, and/or any type of permission, regarding construction to be made thereon and to execute and sign Bond, Agreement, Undertaking Affidavit etc. as my said attorney may deem fit and proper in its/their names on my behalf.

7) To construct Multistoried buildings, Flats, shopping malls, shops etc. on the land more fully described in the schedule below, consisting of flats, Parking places, shops, commercial spaces etc. to be held on ownership basis and develop the schedule below land in such manner as the attorney thinks fit and proper and for this my attorney is hereby authorized to complete



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NOTARY  
DINESH NARAYAN SINGH  
District Court, Jamshedpur

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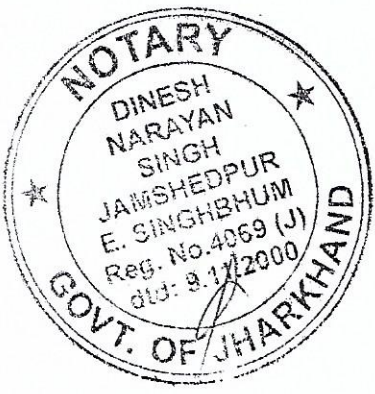
the Project and to sell to lease out, mortgage such constructed premises, to any financial institutions or banks, also proportionate share of land or vacant land of schedule below land to any intending purchaser/s, parties/persons.

8) To appoint Labour, Workmen, Architect, other expert or experienced persons in Civil Consultant and to make payment of wages, remuneration to such labour or workmen or consultant etc. and to discharge them as and when necessary.

9) To apply for Water, Electricity and Sewerage line before any Municipality, Jharkhand State Electricity Board, or any Competent Authority and to execute and sign Bond, Undertaking, Affidavit, Agreement etc. and/or other document for the same, and to look after and supervise day to day affairs of the said Project to be constructed over the schedule below land

10) To enter into any kind of Agreement/s and issue N.E.C/N.O.C. to the Flat, shopping malls, parking space, commercial spaces, shops etc. purchasers who will take loan from Bank or Other Financial Institutions or other undertaking and to receive cash or Cheque/s in the name of the Firm/Company issued by any Financial Institution or any Bank and perform all obligations and accept all benefits on my behalf.

11) To complete the job including execution and/or registration of any documents; Agreement, lease, transfer deeds, possession letter etc. and to present and execute such deed or deeds of sale, conveyance or conveyances or other document or documents for registration thereof before the District Sub-Registrar or any other



ATTESTED  
*[Signature]*  
NOTARY

DINESH NARAYAN SINGH  
District Court, Jamshedpur

13.5.2014  
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Office/s, having authority for and to have them registered according to law, and endorse the registration receipt after registration to the said person or party.

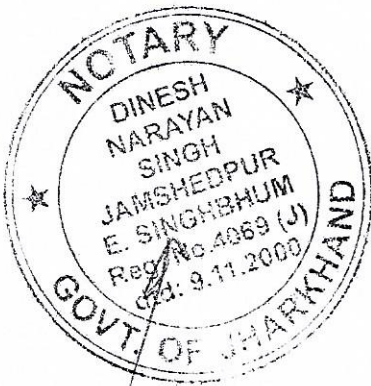
12) That this General Power of Attorney shall be irrevocable in all respect, subject to the "Development Agreement" executed between Executant and Attorney Holders on dated

13) That my said attorney is entitled to receive any amount either in cash, cheque, Bank Transfer, demand draft or by any other negotiable instrument in full or in installment towards the consideration amount from the prospective buyer/s.

14) That my attorney is further entitled to receive any money or amounts which I am entitled to receive in connection with my said land or any part thereof, and also to get receipt thereon on my behalf. The land described in the schedule below is free from all encumbrances, liens or charges of any kind whatsoever.

15) That my said attorney is also entitled to do all such acts which are generally required for my presentation before any courts or offices or any other competent authority in respect of my said land or of the building and structure to be constructed thereon.

And generally to do all acts, deeds and things for the purpose aforesaid, I hereby agree to allow, ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done in the premises by virtue of this General Power of Attorney hereby given.



ATTESTED

*[Signature]*

NOTARY  
DINESH NARAYAN SINGH  
District Court, Jamshedpur



राम सिंह  
13.5.2014

: 9 :

Schedule

All that land measuring 14'ft. X 41'ft. = 574 sq.ft. i.e. 1.32 Decimal (out of total area 0.03.65 Hectare) in portion of Plot No. 4085 a.b.c.d under Khata No.822, situated in Mouza Mango, Ward No.8, MNAC, within P.S. Mango, Town Jamshedpur, District East Singhbhum, which is bounded as follows :-

North : Nij;  
South : Late Rajeshwar Singh;  
East : Road;  
West : Indrajeet Singh;



IN WITNESS WHEREOF the Executant has signed this General Power of Attorney today at Jamshedpur on the \_\_\_\_\_ day of May, 2014 in the presence of the following witnesses:-

Witnesses:-

- 1) राम सिंह स्व राजेश्वर सिंह मानगो चौक  
पाना मानगो 2) Rabinakumar Singh, 11B Subarn path Baridin Bazar S
- 3) Ajay Kumar Singh Son of - Late Ranget Singh #  
Mango Chowk P.S - mango Jamshedpur

Drafted, read over and explained the contents of this Deed to the Executant in Hindi which she admitted to be true and correct and signed in my presence.

Typed by:

*(Signature)*

*(Signature)*  
Advocate 13/5/14

ATTESTED

NOTARY

DINESH NARAYAN SINGH  
District Court, Jamshedpur

13.5.2014  
13/5/14

: 10 :

NAME OF THE ATTORNEY

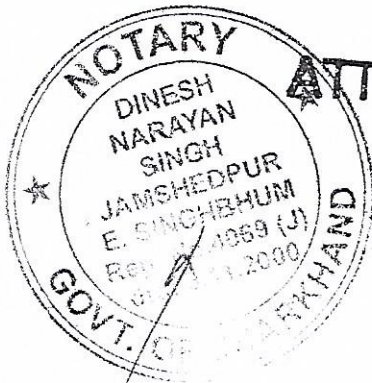
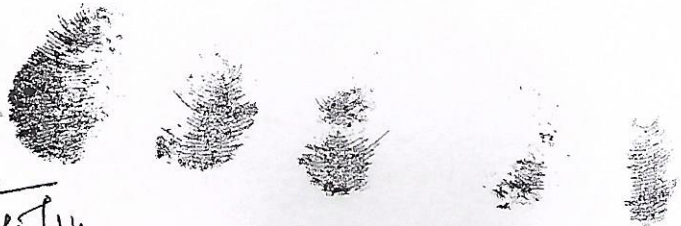
M/S. SAMAY HOMES PRIVATE LIMITED

Represented by its Director MR. RAJESH KUMAR SINGH



SHIV SHANKAR PRASAD

Advocate



ATTESTED

Signature of Notary

ATTESTED

NOTARY

SHIV SHANKAR PRASAD  
District Court, Jamshedpur

Certified that the finger prints of left hand of each person whose photographs are affixed in the document, have been obtained by me.

Signature of Advocate  
Advocate