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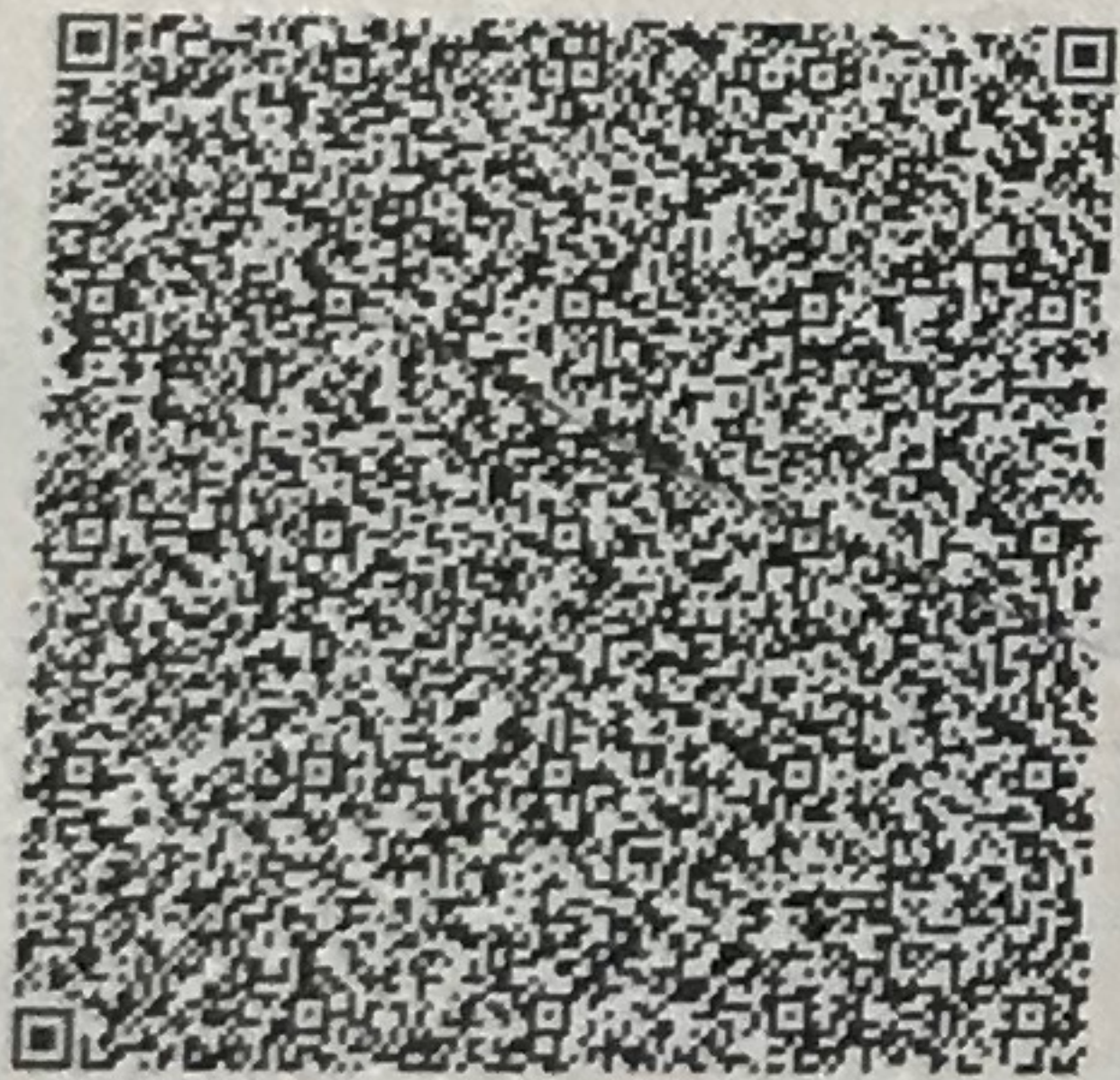


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH11293693826432Q
Certificate Issued Date	: 21-Aug-2018 07:00 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0115367839918278Q
Purchased by	: E STAMP
Description of Document	: Article 48 Power-of-Attorney
Property Description	: G P A
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ARBIND KUMAR SINGH
Second Party	: NA
Stamp Duty Paid By	: ARBIND KUMAR SINGH
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----

724



Arbind Kumar Singh

Singh

Singh

Raj Ballabh Singh

Sudjeet Singh

11-9-2018



0003829488

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Arbina

P.S  
Arbina

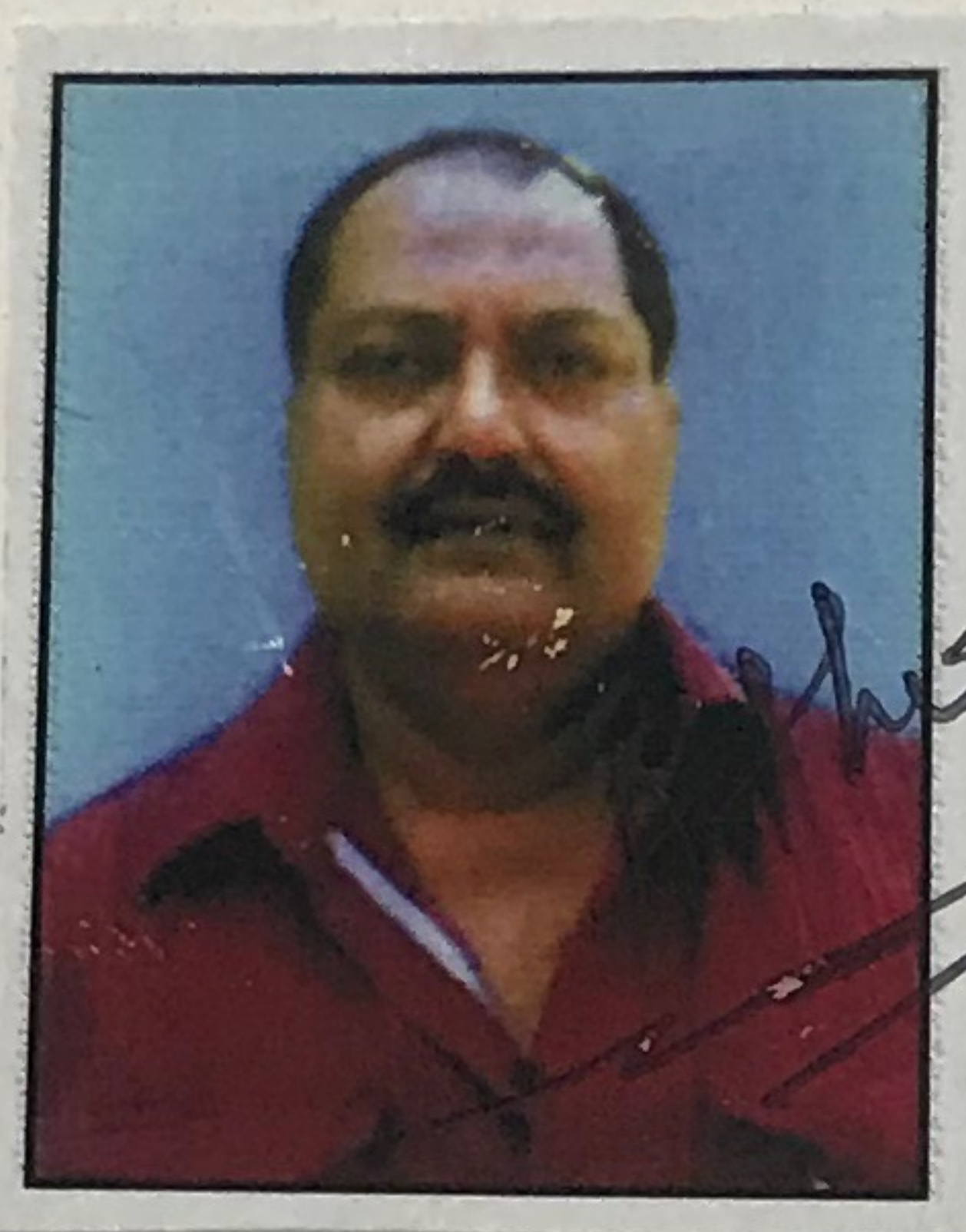
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100%

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11/9

~~जवाब जवाब 2030 ली है~~  
~~जवाब 4089 के सकारण~~  
~~में दर्ज है~~

जिला अवर निबन्धक

सपस्थापित दस्तावेज में लेख्यकारी / प्रिंसपल जाति के Arbina अंकित की गई हैं।  
छोटानागपुर कारशतकारी अधिनियम 1908 को धारा 46A(B) के अन्तर्गत नहीं है।



कानून 21 के अधिनियम: Arbina स्टाम्प-अधिनियम  
स्टाम्प ऐक्ट), 1899 की अनुसूची  
या 1क, स०... Arbina अधीन  
सर्वत स्टाम-सहित (या स्टाम्प-शुल्क  
विमुख या स्टाम्प-शुल्क अपेक्षित नहीं।

उपरि लिखित Arbina सिंह  
11.9.2018

Arbina Singh  
11/9/18  
Raj Ballabh Singh  
Subject Singh  
11.9.2018

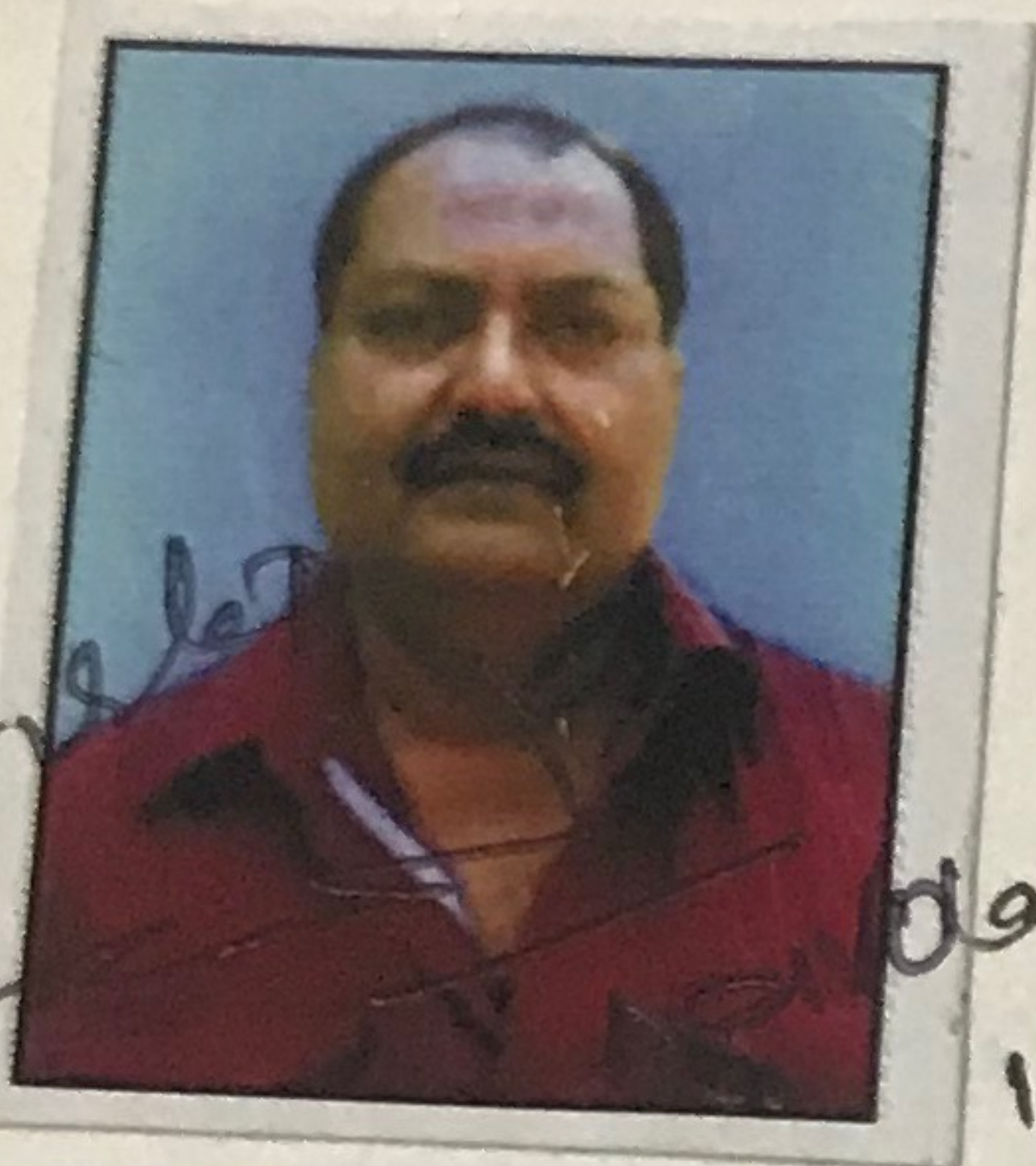
GENERAL POWER OF ATTORNEY

निबन्धन-पदाधिकारी

KNOW ALL MEN BY THESE PRESENTS THAT We, 1) SRI ARBIND KUMAR SINGH (PAN: ALFPS8605M UID No. 9541 0897 1657) Son of Late Uma Shankar Singh, by occupation Business, 2) SMT. JYOTSNA SINGH (PAN: HGGPS6504G, UID No: 5971 4361 6996), Wife of Late Shailendra Singh, by occupation Housewife, 3) SRI AKSHAY KUMAR SINGH (PAN: IPWPS2022K UID No: 6298 0912 4318), son of Late Shailendra Singh, by occupation business, and 4) SRI RAJBALLABH SINGH UID No: 3528 1844 7534) son of Late Jagannath Singh, by occupation Retired,

Arbina Singh  
11.9.2018

Arbina Singh  
11/9/18



Handwritten signature or initials in blue ink.

11/9/18



312 नं-3 अ.म.र.सं.  
11.9.2018

श्री श्रीवन्द्य कुमार सिंह निवासी मोदी जिला मोदी का निवासी  
 निवास-मोदी जिला मोदी  
 आवेदन या अवर निवेदन संख्या 23 के अन्तर्गत या आवेदन में प्रस्तुत  
 प्रमाणों (अर्थात्) दिनांक 11/9/18 को 10/9/18 (या  
 अर्थात्) दिनांक 10/9/18 अवर निवेदन का पत्र नं. 10/9/18 एवं अवर निवेदन के लिए  
 के विषय 10/9/18



मि.प.सि.  
11/9/18  
 निबंधक-पदाधिकारी का हस्ताक्षर  
11/9/18



Handwritten notes: "Ad No 64", "11/9/18", and a signature.

Vertical handwritten note: "Sri Ar 2 29/12/18"

Handwritten signatures: "Singh" and "Ar 2"

Handwritten signature: "Raj Ballabh Singh"

Handwritten signature: "Satyajeet Singh"

Handwritten date: "11.9.2018"

Handwritten signature: "Singh"

Vertical handwritten note: "Sri Ar 2 29/12/18"

5) SRI SATYAJEET SINGH (PAN: BFJPS0441G, UID No: 3657 4519 2808), and 6) SRI SARABJEET KUMAR SINGH (PAN: BFJPS0440H, UID No: 8070 0852 6986), both son of Late Rajnandan Singh & Urmila Devi, both by occupation Business, all by faith Hindu, by Nationality Indian, residents of Mango Chowk, 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. 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 our lawful attorney in our name and on our behalf to do all or any of the following acts, deeds and things hereinafter mentioned. Be it stated that we are personally unable to attend the affairs of our landed property described in the schedule below.

WHEREAS we are the absolute owners of the land under Khata No. 203, Plot No.4089 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.

AND WHEREAS the land situated in Mouza Mango, Ward No.8, M.N.A.C. under Khata No.203, Plot No.4089 a, b, c, d, area measuring 0.05.80 Hectare or 6243.12 sq.ft. within P.S. Mango, Thana No. 1642, Jamshedpur, District East Singhbhum, originally recorded in the name of Jagannath Singh son of Baldev Singh. After the death of Jagannath Singh his two sons namely Uma Shankar Singh and Rajballabh Singh inherited and came in possession of the aforesaid land as the absolute owners thereof;



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Advocate  
11/9/18

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Raj Ballabh Singh  
Surbjeet Singh

11.9.2018

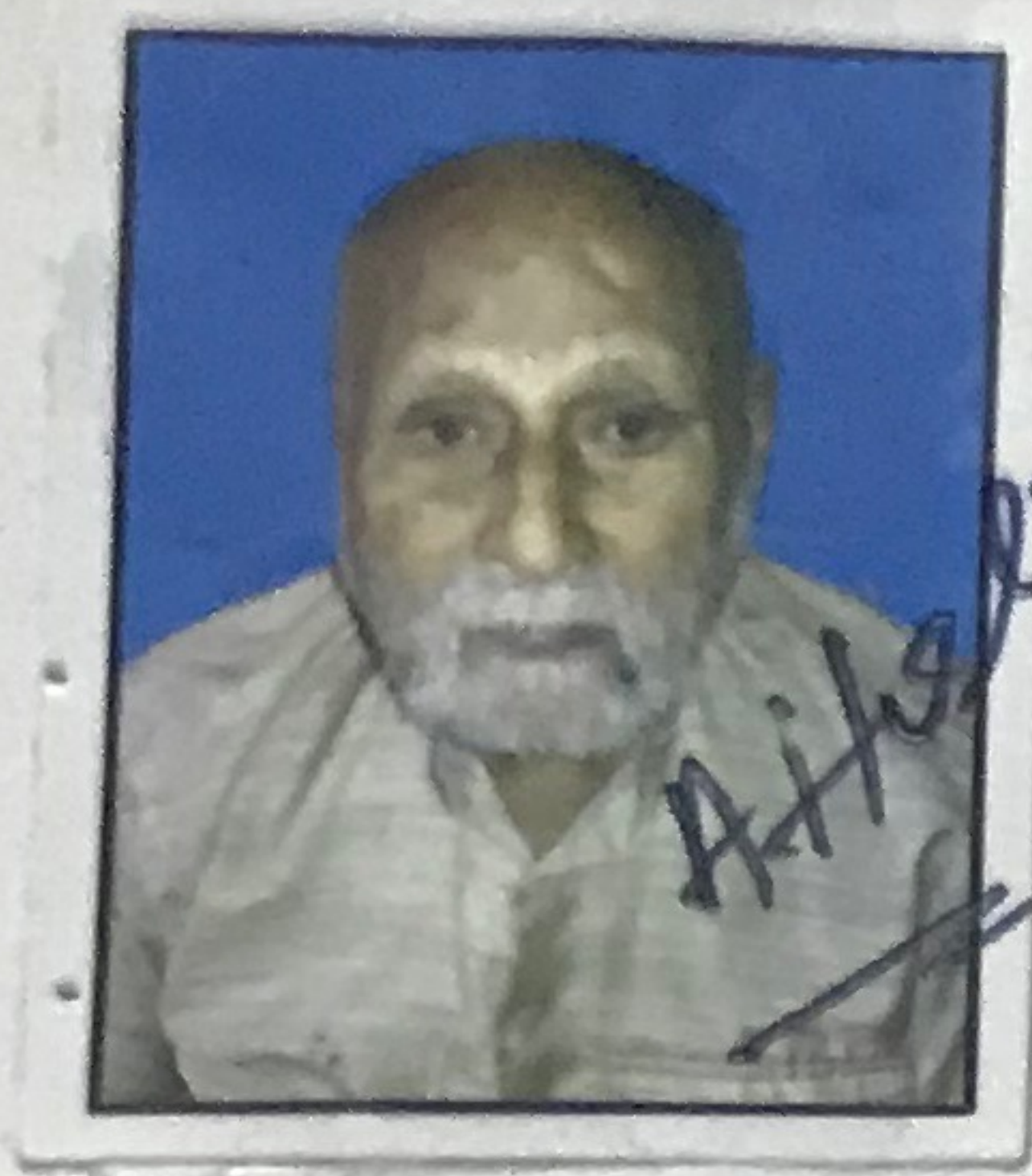


AND WHEREAS, the aforesaid Uma Shankar Singh and Rajballabh Singh sold a portion of the said land area measuring 2 Kathas 10 Dhurs in portion of Plot No.4089 a, b, c, d under Khata No.203, in Mouza Mango, Ward No.8, M.N.A.C., P.S. Mango, Jamshedpur by virtue of Sale Deed 2889, dated 19.04.1991 registered at Jamshedpur, to Urmila Devi wife of Rajnandan Singh and got her name mutated vide Mutation Case No. ix(II) 4/91-92 in the records of State of Jharkhand through C.O. Jamshedpur in respect of land measuring 2 Kathas 10 Dhurs in portion of Plot No.4089 a, b, c, d under Khata No.203, in Mouza Mango, Ward No.8, M.N.A.C., P.S. Mango, Jamshedpur.

AND WHEREAS, the name of Uma Shankar Singh and Rajballabh Singh has been mutated vide Succession Mutation Case No.852/2002-03 in the records of State of Jharkhand through C.O. Jamshedpur in respect of the land measuring 0.04.13 Hectare in portion of Plot No.4089 a, b, c, d under Khata No.203, in Mouza Mango, Ward No.8, M.N.A.C., P.S. Mango, Jamshedpur.

AND WHEREAS the said Uma Shankar Singh died leaving behind his two sons Arbind Singh (Executant No.1) and Shailendra Singh (since deceased) as his legal heirs and successors. The said Shailendra Singh died leaving behind his wife Jyotsana Singh (Executant No.2), and son namely Akshay Kumar Singh (Executant No.3) as his legal heirs and successors.

AND WHEREAS now we are the absolute and lawful owners of our respective share of the aforesaid land with structures having total area measuring 0.05.80 Hectare or 6243.12 sq.ft. in portion of Plot No.4089 a, b, c, d under Khata No.203, in Mouza Mango, Ward No.8, M.N.A.C., P.S. Mango, Jamshedpur and have been in peaceful physical possession over the same;



Attorney  
11/9/18

312 A-2 3012 A/E

Singh

Deby

Raj Ballabh Singh

Attorney

Subject side

11.9.2018

Raj Ballabh Singh

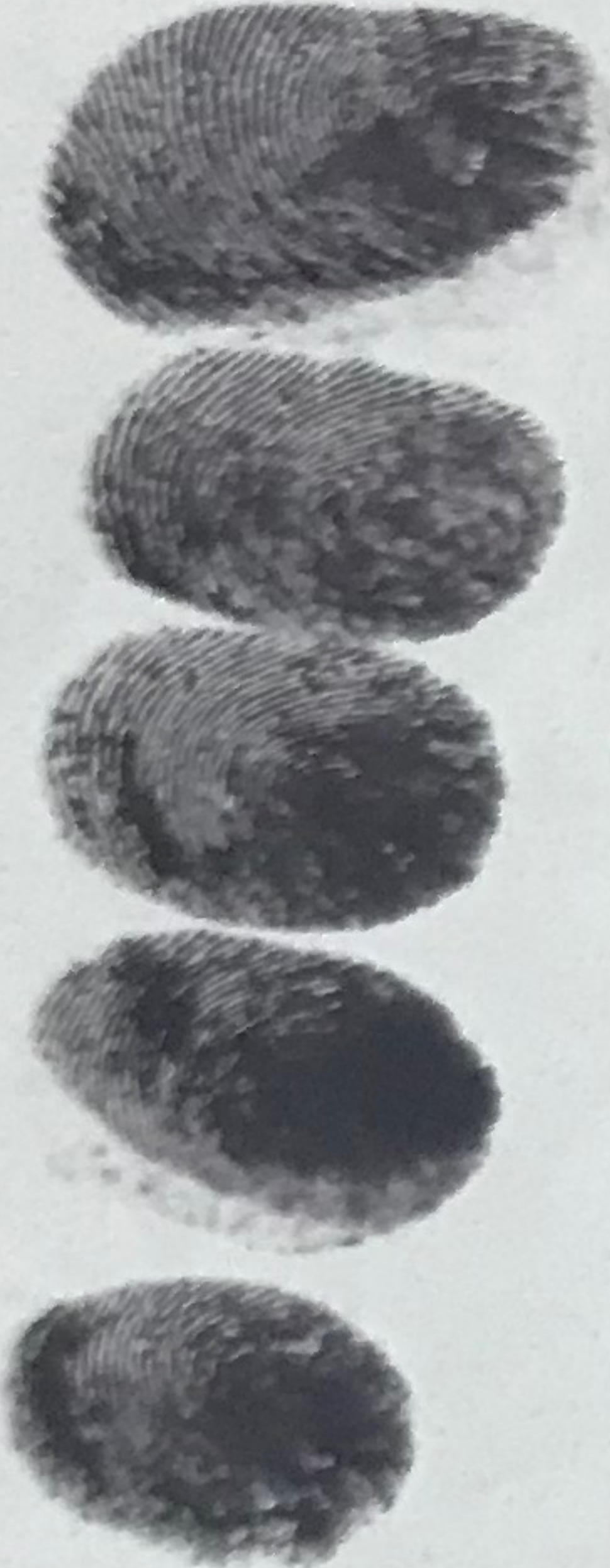


AND WHEREAS we have been paying the ground rent and other taxes to the superior landlord and upto date rent has been paid to the landlord. Now, we agree and allow M/s. Samay Homes Pvt. Ltd. to develop the said land more fully described in the schedule below by constructing multistoried Buildings thereon consisting of Shopping Mall, Flats/Duplexes, 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 11/09/2018 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 us to do all such deeds, acts and things personally in respect of our said land. We do hereby authorize and empower our said attorneys to do things and act in our name and on our behalf as our constituted attorney with respect to the schedule below property.

- 1) To appear in all courts, offices, including the office of Municipality, M.N.A.C, C.O, Registering Authority, Police Station, Fire Brigade, other Government and semi government Offices in respect of our schedule below land.
- 2) To sign, execute, swear and deliver any application, petition, form, document under conveyance, affidavit, undertaking, receipts, drawing, Indemnity Bond, Vakalatnama, Plans, notice, knowledgement, objection, no objection, bill correspondence etc. and to file the same before any such court of office.
- 3) To look after, manage, and maintain the said land and to protect and defend our legal interest thereto till its transfer and disposal the same to us and intending buyers.



Handwritten signature in Hindi below the photo.



Handwritten notes in Hindi: '11/9/18' and other illegible characters.

Handwritten note in Hindi: '31/05/2018'.

Handwritten signatures and notes in Hindi: 'Singh', 'Raj Ballabh Singh', 'Subject's', and '8.10.2018'.

- 4) To submit the map before competent authority for sanction or approval building plans and to appoint architect, contractor, sub-contractor etc. for construction multistoried building, shops and commercial spaces, Parking Spaces etc.
- 5) To enter into agreement with the various intending buyers on such terms and conditions as our above attorney thinks fit and proper.
- 6) To enter into any other documents under conveyance and/or to execute any paper, affidavit or document etc. in favour of such buyers and to get such document registered in proper Court of Law.
- 7) To take all steps to safeguard our interest thereto and to file any suit or case and/or to defend any suit or case and to appoint Advocate, legal representative and to verify, sign and submit any paper, show-cause, other papers etc. and to place the same before any such office or department and to give evidence on our behalf.
- 8) To contest and/or compound and/or compromise any suit or case with the opposite party in respect of the schedule below landed property or any part thereof on such terms and conditions as our said attorney may think fit and proper.
- 9) To file any suit/or defend any suit or case to give evidence to verify sign and submit the same before any such court or office and/or department.
- 10) To apply for and obtain certified copy of the order, decree or judgments passed by any court or office for record and reference and/or to refer the same for higher arbitration or appeal against order of the lower court or office.



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Subject Side

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11/9/18

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Singh

Asingh

Raj Ballabh Singh

Subject Side

11.9.2018



- 11) To sign and execute the sale deeds, deed of conveyance, transfer deeds, in favour of the intending buyer or buyers for other documents under conveyance in respect of the constructed shops and commercial spaces, Parking Spaces etc. of schedule below property or any part thereof in favour of various intending buyers and to present such deed or deeds for registration before the Registering Authority at Jamshedpur or other offices empowered to register the document or documents under the Indian Registration Act and to admit execution for the same on our behalf and to do all other acts incidental thereto necessary for completion the registration thereof in respect of the schedule below property.
- 12) To sign, execute and deliver any conveyance/s for sale of the said proportionate right over the schedule below land to execute all other sale deed or sale deeds for constructed units, agreements, instruments, letters and assurance, which shall be considered necessary, and to present such conveyance or conveyances for registration before appropriate authorities, to admit, execute, on behalf save and except our allocation.
- 13) To sign, and execute all other deeds, instruments and assurance, which the attorney holder may consider necessary, to purchase stamp paper and to enter into and or agree to such convents and conditions and may be required for fully and effectually conveying Pursued the said developed property mentioned in the schedule below as we could do if personally present.



For more info

Singh

Sharma

Raj Bahadur Singh

Subject S/N

11.9.2018

- 14) To present any such deed of sale, lease or any other document/s deed for registration, of developed shops and commercial spaces, Parking Spaces etc. to admit execution and receipt of consideration before the District Sub-Registry office, Jamshedpur having authority for and or have said conveyance registered and to do all acts, deeds and things save and except land owner's allocation which said Developers shall considered necessary for conveying the said property save and except owner's allocation to the said purchaser, lessee, mortgage as fully and effectually in all respect as We could do the same.
- 15) Be it noted that the above General Power of Attorney will be limited to our above premises only and our attorney shall not do or act anything adverse or contrary otherwise by which we may cancel this General Power of Attorney. And generally to do all acts deeds and things for all intents and purposes as stated herein. We hereby agree to ratify and confirm all acts shall lawfully do, execute or perform and/or cause to be done, executed and performed by the said attorneys by virtue of these presents. Be it noted that the present General Power of Attorney is covered under the Registered Development Agreement executed in between us and attorney holder.

**Schedule**

All that land situated in Mouza Mango, Ward No.8, M.N.A.C. under Khata No.203, Plot No.4089 a, b, c, d, area measuring 6243.12 sq.ft. i.e. 14.33 Decimals within P.S. Mango, Thana No. 1642, Jamshedpur, District East Singhbhum, State- Jharkhand, which is bounded by:-

312/17/2018

Singh  
Singh  
Raj Ballabh Singh  
Sankar Singh  
11.9.2018

North : Raghuvansh Kumar Singh  
South : Petrol Pump  
East : Plot no-4087 than Road  
West : Chandrika Jaiswal & Others

IN WITNESS WHEREOF the Executants have signed this General Power of Attorney today at Jamshedpur on the \_\_\_\_\_ day of September, 2018 in the presence of the following witnesses:-  
Witnesses:-

- 1) Vishwajeet Singh S/o Raj Vallabh Singh R/O Mando Chowk, Mando P.S - Mando J.S.R
- 2) ~~Arvind Singh~~ S/o Arvind Singh R/O Mando Chowk Mando P.S - Mando J.S.R
- 3) ~~Raj Vallabh Singh~~ S/o Raj Vallabh Singh R/O Mando Chowk Mando P.S - Mando J.S.R
- 4) Avinash Singh S/o Satender Singh R/O Mando Chowk Mando P.S - Mando J.S.R
- 5) Madhav Shankar Singh S/o Sri Keshav Singh 4/H6, O.C.Rd, Southpark, Bestupur, JSR-1

Drafted, read over and explained the contents of this Deed to the Executants in Hindi which they admitted to be true and correct and signed in our presence.  
Typed by:

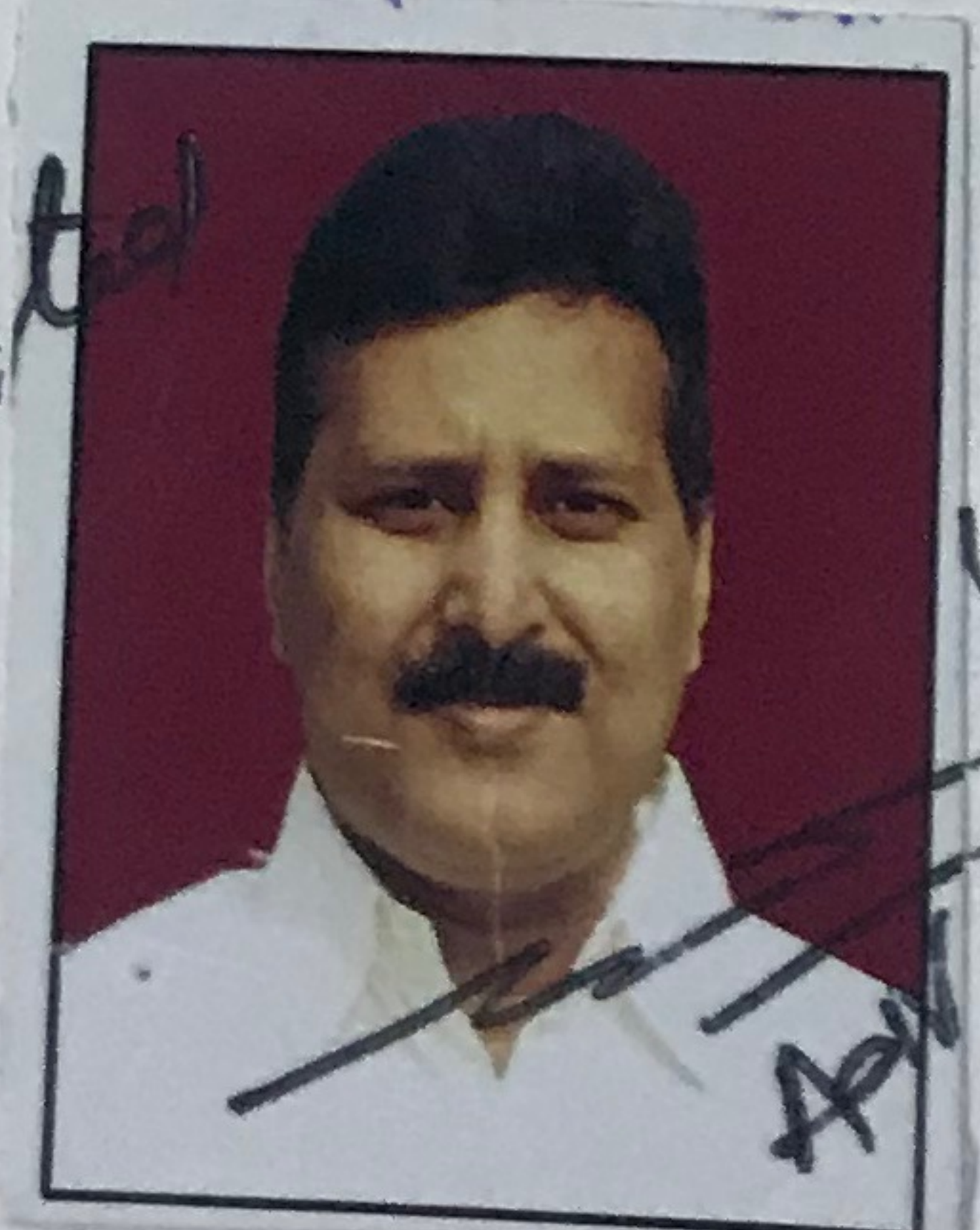
Advocate 11/9/18

Jsr. Court.

NAME OF THE ATTORNEY

M/S. SAMAY HOMES PRIVATE LIMITED

Represented by its Director MR. RAJESH KUMAR SINGH Certified that the finger prints of left hand of each person whose photographs are affixed in the document, have been obtained by me.



Affixed

Advocate 11/9/18

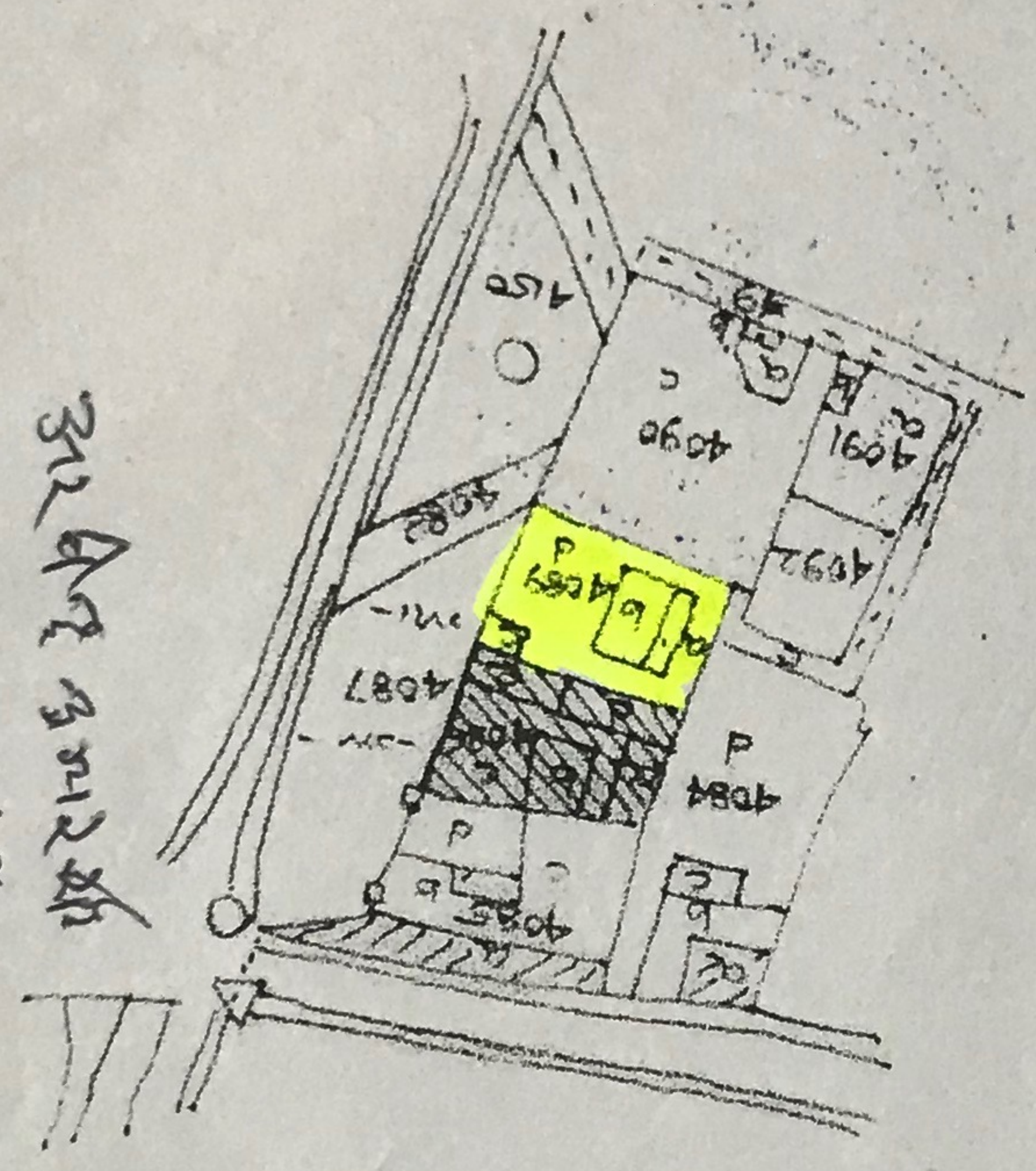
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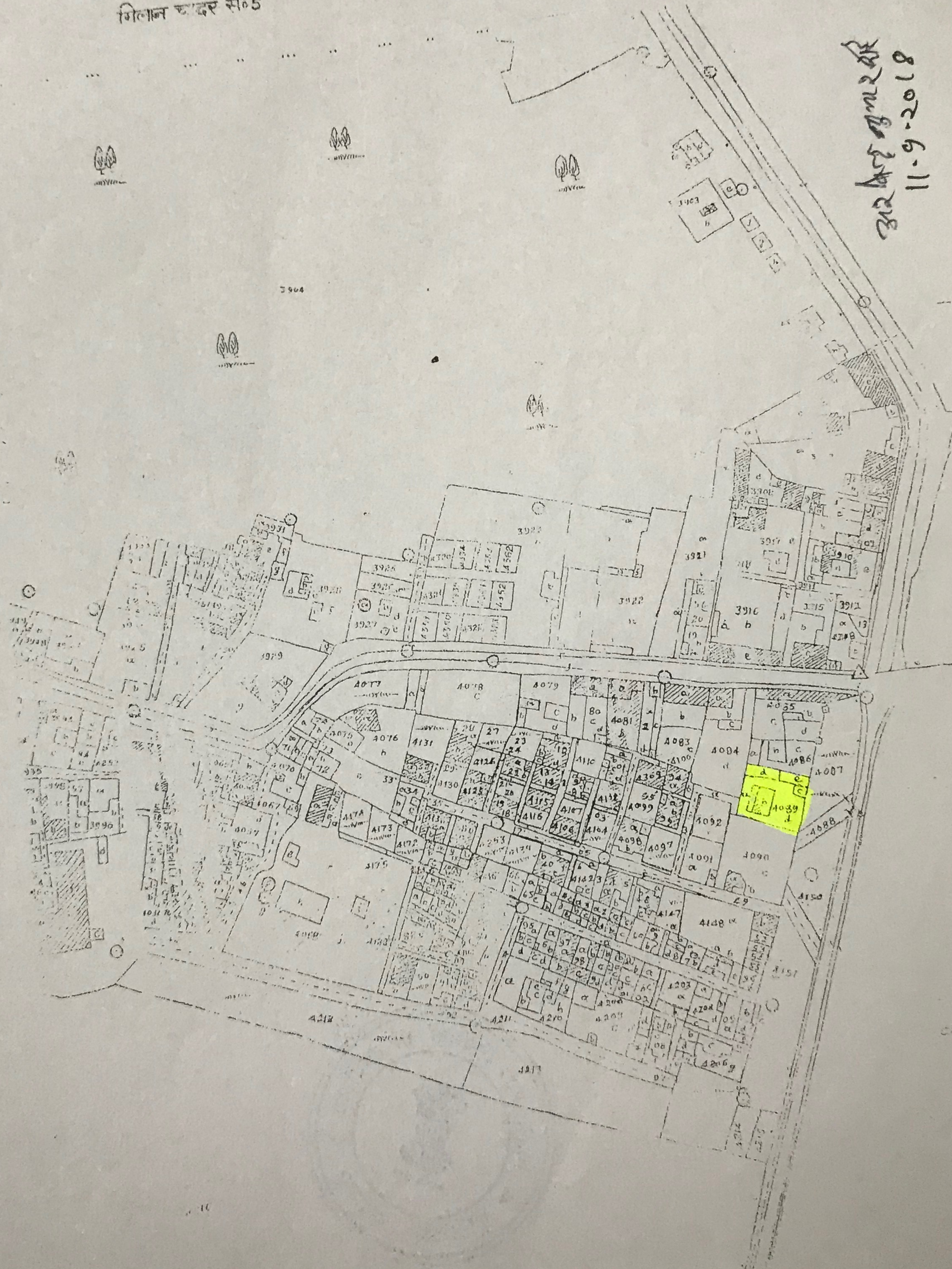
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भारत सरकार  
Government of India



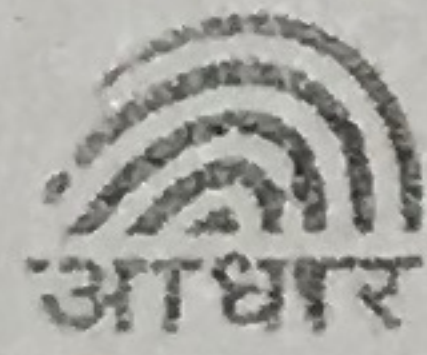
Akshay Kumar Singh  
DOB : 25/05/1994  
Male



6298 0912 4318

आधार - आम आदमी का अधिकार

8102-6-11  
Akshay



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: S/O: Shailendra Kumar Singh,  
MAIN ROAD, BESIDE SWARNREKHA  
PETROL PUMP, MANGO CHOWK,  
Jamshedpur, East Singhbhum, Mango,  
Jharkhand, 831012

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in