



16.3.2020

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



0005512205

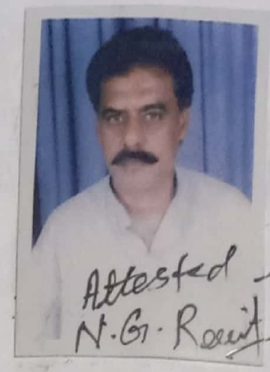
Power of Attorney stamp. 50/-

Online Fee Paid Rs. 10810/-

Date 16.3.20 GRM No. 2000790805

2
2
16/3/20

Shankar Prasad Singh
16.3.2020



Attested by
N.G. Raut

अंचल अधिकारी
अनुसार दस्तावेज में अंकित
नम्बर 12 के नया को
निषिद्ध खाते से बाहर है

GENERAL POWER OF ATTORNEY

Fee Paid
₹ 10,000.00

10,000.00
16/3/20.

KNOWN ALL MEN BY THESE PRESENTS that I SRI SHANKAR PRASAD SINGH son of Late Bhim Singh, by faith Hindu, by caste Rajput, by occupation Business, resident of Kolakusma tola Lipidih, P.O. K.G. Ashram, P.S. Saraidhela, District Dhanbad, Jharkhand-826005, Adhar No.5821 7894 3359 & PAN : CSQPS5755J, do hereby nominate, constitute and appoint SRI MANOJ KUMAR DUBEY S/O Late Uday Bhan Dubey, by faith Hindu, by caste Brahmin, by occupation Business, resident of Devipara, Telipara, Hirapur, P.S. & District Dhanbad, Adhar No.7229 1348 7825 & PAN : AFTPD3960J, as my true and lawful attorney in my name and on my behalf to do or to execute all such acts, deeds and things in connection with my landed property described in the schedule below because I am unable to lookafter and manage my lands and hence my attorney is empowered as under :

Shankar Prasad Singh
16.3.2020

1. To appear and act in any court, civil, criminal, Registration office, Circle office, Settlement office, Municipal office or any Govt. or Semi Govt. offices, sales Tax, Income Tax, MADA etc. on my behalf in connection with my property which is morefully described in the schedule below.
2. To sign, verify any plaints, written statements, petitions, claims, objections, memorandum of appeal, file the same before any courts or offices on my behalf ,in connection with my property described in the schedule below.
3. To appoint on my behalf any pleader, advocate, revenue agent or any legal practitioner, whenever my attorney thinks proper, in connection with my property described in the schedule below.
4. To apply on my behalf for permission to sale/lease my property before the Circle office, L.R.D.C. or Deputy Commissioner or before any officer or officers and to do all acts, necessary acts for obtaining such permission.
5. To sign, present and execute any deed or document of sale, agreement, lease, mortgage before any Registrar or sub registrar in any registry office on my behalf and to admit its execution thereof and to do all other things, which is necessary to complete the registration on my behalf in connection with my property described in the schedule below.
6. There is no transaction of money between the principal and attorney holder and this power of attorney executed by the Principal without any consideration.

Be it expressly stated that this document does not execute/create/assume at all any kind of transfer and enjoyment in favour of the attorney and after sale of the property consideration money will be deposited to the principal bank account.

That the attorney holder will not be raised any construction work of the below mentioned schedule land.

Shankar Prasad Singh
16.3.2020

AND all acts, deeds and things done lawfully by my said attorney will be construed as acts, deeds and things done by me as if I personally present, I the above executants do hereby agree to ratify and confirm by virtue of the power hereby given.

IN WITNESS WHEREOF I sign this power of attorney on this the 16th day of March, 2020(Two thousand Twenty).

SCHEDULE

All that Piece and parcel of Raiyati land situated in Mouza KOLAKUSMA, P.S.Dhanbad, at present P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad.

MOUZA : KOLAKUSMA, Mouza No.12, Ward No.23,

NEW KHATA NO.602 (Old Khata No.43), New Plot No.2353 (Old Plot No.1772), area 8.75 kathas or to say 14.44 decimals of land, as per plan attached herewith and shown in colour Red.

Butted and bounded as follows :-

North : Old Plot No.1772 (Flat of Raj Enclave).

South : Kishore Kumar Choudhary.

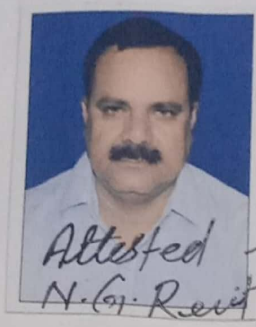
East : S.S. Agarwala Colony.

West : 20 feet wide Proposed Road.

The above mentioned lands originally recorded in the name of Bhim Sai (Singh) and others in the last survey settlement, and after the death of aforesaid Bhim Sai, his sons namely Shankar Prasad Singh, Bharat Prasad Singh and Rajkumar Singh became the sold and exclusive owners of the land left by their deceased father by mutating their name in the sherista of the landlord the State of Jharkhand, vide succession Mutation case No.974(II)2015-16 and rent is being paid under Thoka No.6078 and also by amicable partition dated 07th day of April, 2015 in which the land exclusively fell in the share of Principal, and recorded in Register II, vide Volume No.-1 and Page No.601, in the Principal's own name and others.

Shakti Prasad Sahu
16.3.2020

PHOTOGRAPH OF ATTORNEY:



Attested by
N.G. Rakshit

WITNESSES

1. Suresh. Pd. Sahu 16.3.2020
S/O Lt. Gobind Sahu
Damedarpur
Dham

2. Bholu Ramani
S/O Sri Jagdish Ramani
Damedarpur
Dhamberd
16.3.2020

Nari Lal Singh
16-3-2020



Certified that the finger prints of the left hand of the Principal and Attorney, whose photographs affixed in the document have been duly obtained before me. Prepared the document as per details supplied by the parties.

Signature. Naru Gopal Rakshit
of Dhamberd
L. No 4/93.

Plaintiff :- Sri Shankar Prasad Singh s/o Late Bhim Singh R/O Kolakusma Tola Lipidih P
S Saraidhela Dist Dhanbad.

Attorney :- Sri Manoj Kumar Dubey s/o Late Uday Bhan Dubey R/O Devipara, Telipara
Hirapur P S & Dist Dhanbad.

Schedule :- Mouza Kolakusma No 12 P S Saraidhela New Khata No 602 Old Khata No 43
New Plot No 2353 Old Plot No 1772 Area 8.75-Kathas or to say 14.44-
Decimals.

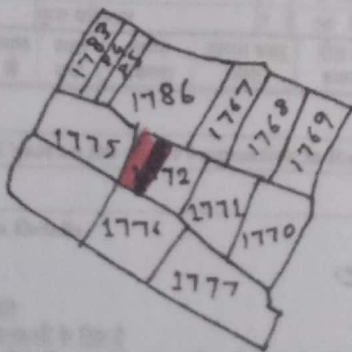
Shown in Red colour.

Boundary :- North :- Old Plot No 1772 (Flat of Raj Enclave).

South :- Kishore Kumar Choudhary.

East :- S. S. Agarwala Colony.

West :- 20' wide Proposed Road.



Shankar Prasad Singh
16-3-2020

Manoj Kumar Dubey
16-3-2020

TRUE copy

SI.No. 03 Date 07 APR 2015



झारखण्ड JH



Shankar Prasad Singh
Bharat Prasad Singh
Raj Kumar Singh
Sd/- Meena Tiwari
Advocate
7/4/15

C 771018

NOTARY
DHANBAD

PARTITION DEED

THIS PARTITION DEED is made this the 07th day of APRIL 2015
B E T W E E N: SRI SHANKAR PRASAD SINGH son of Late Bhim Sai by
faith Hindu by caste Rajput (Kshatriya) by occupation cultivation, aged about
60 years, resident of Village Kolakusma Tola Lipidih P.O. K. G. Ashram,
P. S. Saraidhela, District - Dhanbad State Jharkhand; hereinafter called the
FIRST PARTY.

A N D

SRI BHARAT PRASAD SINGH son of Late Bhim Sai by faith Hindu by caste
Rajput (Kshatriya) by occupation cultivation, aged about 58 years, resident of
Village Kolakusma Tola Lipidih P.O. K. G. Ashram, P. S. Saraidhela, District -
Dhanbad State Jharkhand, hereinafter called the SECOND PARTY.

A N D

SRI RAJ KUMAR SINGH son of Late Bhim Sai by faith Hindu by caste
Rajput (Kshatriya) by occupation cultivation, aged about 48 years, resident of
Village Kolakusma Tola Lipidih P.O. K. G. Ashram, P. S. Saraidhela, District -
Dhanbad State Jharkhand, hereinafter called the THIRD PARTY.



धनबाद कोषगार रु निर

कोषगार पदाधिकारी
धनबाद

Sl. No. 51589 Dt. 17-03-15
To. Bharat Pr Singh
Of. Purbhoo
Value Rs. 100

A. K. Parja
5/73/4 SV DHN

WHEREAS the properties described in Schedule "A" part 1 and schedule "A" part below of this deed are joint properties of the parties acquired from their ancestors, some properties are khatiyani and some are purchased properties through different sale deeds either in the name of father of the parties, or in the name of the parties, purchased from the income of the joint family and all the purchased properties have been considered as joint properties of the parties and subject to partition in equal shares between the parties.

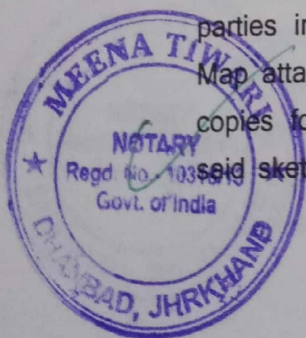
AND WHEREAS the parties separated in mess and worship for more than two decades ago, but landed properties remained joint.

AND WHEREAS the first party namely Sri Shankar Prasad Singh is entitled to an undivided one third share of and in all the properties described in the schedule "A" part 1 and schedule "A" part 2 below of this deed.

AND WHEREAS the second party namely Sri Bharat Prasad Singh and third party namely Sri Raj Kumar Singh also entitled to an undivided one third share each of and in all the said properties described in schedule "A" part 1 and part 2 of this deed.

AND WHEREAS for the purposes of partition and/or division of the said properties unto separate lots in accordance with the respective shares of the parties as aforesaid and for more convenient and exclusive possession and better use, occupation and enjoyment of the divided portions, the said Sri Shankar Prasad Singh, Sri Bharat Prasad Singh and Sri Raj Kumar Singh, all sons of Late Bhim Sai have mutually partitioned by metes and bounds in the manner hereinafter appearing.

AND WHEREAS the parties engaged a reputed surveyor /Amin to effectuate the partitioned and after actual measurement the said surveyor/Amin prepared clear Map in three original sheets, showing the respective shares of the parties in red, Blue and Green colour as per share of the parties, the said Map attached with this deed, as this deed has been prepared in three original copies for each parties to remove any future confusion regarding share, the said sketch Map will be considered as part of the partition deed.



Shankar Prad. Singh
Bharat Prasad Singh
Raj Kumar Singh
Identified by
Advocate
7/4/15

AND WHEREAS the said Sri Shankar Prasad Singh shall accept the properties set out in the First Schedule and in the sketch Map his share is shown in red colour. The said Sri Bharat Prasad Singh shall accept the properties set out in the second schedule and in the sketch Map his share is shown in green colour, and the said Sri Raj Kumar Singh shall accept the properties set out in the Third Schedule hereto and in the sketch map his share is shown in Blue colour, as their exclusive properties in lieu of their respective shares in the joint estate all questions as to account and mutual dealing having been waived.

AND WHEREAS the proposed road shown in the sketch map shall be common and for the use of the parties, and excluded from partition.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfers and release here under effected, the said, Sri Bharat Prasad Singh, and Sri Raj Kumar Singh hereby and hereunder grant, convey, transfer assure, assign, confirm and release unto the said Sri Shankar Prasad Singh.

All that the properties or (property) set forth in the First Schedule hereto together with all areas, so ever, so as to constitute the said Sri Shankar Prasad Singh the sole and absolute owner of the property or properties, comprised in the said first schedule of this deed freed and discharged from all rights in common and all claims, demands, whatsoever of the parties of the other part, concerning the same and TO HAVE AND TO HOLD the same absolutely and for ever in free simple in severally against the said Sri Bharat Prasad Singh and Sri Raj Kumar Singh.

2. That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfers and release here under contained the said, Sri Shankar Prasad Singh, and Sri Raj Kumar Singh do hereby and hereunder grant, convey, transfer assure, assign, confirm and release unto the said Sri Bharat Prasad Singh.

Page 3 of 10



Shankar Prasad Singh
Bharat Prasad Singh
Raj Kumar Singh
Identified by
Advocate
7/4/15

ALL THAT the properties or (property) set forth in the Second Schedule hereto annexed together with all areas, so ever, so as to constitute the said Sri Bharat Prasad Singh the sole and absolute owner of the properties or property, comprised in the said Second schedule of this deed hereto freed and discharged from all rights in common and all claims, and demands, whatsoever of the parties of the other parties concerning the same and TO HAVE AND TO HOLD the same absolutely and for ever in free simple in severalty against the said Sri Shankar Prasad Singh and Sri Raj Kumar Singh.

Shankar Prasad Singh
Bharat Prasad Singh
Raj Kumar Singh

Identified by
[Signature]
Advocate
7/4/15

3. That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfers and release here under contained the said, Sri Shankar Prasad Singh, and Sri Bharat Prasad Singh do hereby grant, convey, transfer assign, assure and release unto the said Sri Raj Kumar Singh as the sole and absolute owner of the property or (properties) comprised in the Third Schedule hereto freed and discharged from all rights in common and all claims demands, whatsoever of the parties of the other Parts concerning the same.

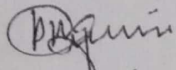
TO HAVE AND TO HOLD the same absolutely and for ever in free simple in severalty against the said Sri Shankar Prasad Singh and Sri Bharat Prasad Singh.

AND THIS INDENTURE further more witnesseth as follows:-

(a) That the said Sri Bharat Prasad Singh shall have the custody and possession of all the documents of title and the one original copy of this deed and will at the request and cost of either Sri Shankar Prasad Singh or Sri Raj Kumar Singh his heirs, successors or assigns produce or cause to be produced all or any of them for inspection or as evidence on their behalf at all trials examination or commission or otherwise as may be required by him or them and unless prevented by fire or any other inevitable accident keep them safe unobliterated and unconcealed.



Shankar Pat. Singh
Bharat Prasad Singh.
Raj Kishore


Advocate
7/4/2015

- (b) That save and except the charge hereby created for owlet sty money the properties set forth in the First, Second and Third Schedule hereto annexed are free from encumbrances.
- (c) That no party shall be entitled to any easements or quasi easements over the allotment, allotments made to the other parties which are hereby extinguished.
- (d) That the parties shall enter upon their respective allotments and hold, possess and enjoy the same in severalty absolutely against each other without any claim demand or interruption what so ever.
- (e) That each party shall at the request and costs of the other parties do execute and perform or cause to be done, executed and performed all and every such acts, deeds and things or writings what so ever as may be required for further better and more perfectly assuring the allotments hereunder made or for rectification of any error or omission.
- (f) That the parties shall be entitled to sell or otherwise transfer his allotment to anybody on his own will and desire and also the parties may obtain rent receipt from the Shirista of state for his allotment.
- (g) That this partition shall not be re-opened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall execute and register such further deed or deeds or writing as may be necessary to rectify the error or errors or implement the omission or omissions.



IN WITNESS WHEREOF the parties signed this deed in their healthy mind in presence of the witnesses, after fully understanding the facts of this deed.

Signature of the witnesses

1. Rayan Kishin
2. Sangram Singh
3. Jagan Mohan Singh
4. Jyoti Kishin
5. Kalimuddin Ansoni
- 6.

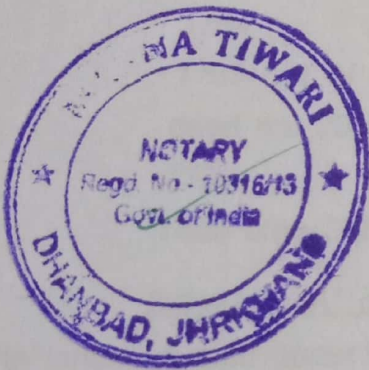
Shantanu K. Singh
Signature of the 1st. party.

Bharat Prasad Singh
Signature of the 2nd. Party.

Raj Kishin Singh
Signature of the 3rd. party.

Identified by
Raj Kishin
Advocate
7/4/15

enrollment no 294/92



Schedule "A" Part 1

Part and parcel of the properties situated under Mouza Kolakusma Sub Registry Office Dhanbad Mouza no. 12 khata no. 78 plot no. 1747, area 15 decimals.

Purchase by registered sale deed no. 21548 dated 31.9.1971 Purchase by registered sale deed no. 26255 dated 27.11.1970
 Purchased by registered sale deed no. 10190 dated 24.11.1957.

Khata No.	Plot no.	Area	Purchased by	Dated
			Registered Sale deed no.	
43	1749	18 dec.	761	11.12.1944
	1750	19 dec.	Khatiyani	
	1753	12 dec.	6 dec. purchased by registered Sale deed no. 9241 dt. 24.7.1970	
	1754	31 dec.	761	11.12.1944
	1755	29 dec.	Khatiyani land.	
	1756	15 dec.	17734	21.7.1070
	1757	19 dec.	9.5 dec. purchased from Regd. Sale deed no. 9241 dt. 24.7.70	
	1764	7 dec.	3035	09.05.12
	1765	out of 41 dec.	32 decimals purchased by registered sale deed no. 2937 dated 23.3.84 and 3035 dated 09.05.12.	
	1766	47 dec.	Khatiyani land.	
Total area 228.34 acres				

Schedule "A" part 2

All the lands situated under Mouza Kolakusma Mouza no. 12

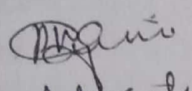
Khata no.	Plot No.	Area
30	1723	out of 1.54 acre -66 decimals
	1856	area 24 dec.
	1857	area 54 dec.

Purchased by registered sale deed no. 20476 dated 1.9.1967 and sale deed no. 1905 dated 14.2.1966

Khata no. 43 plot no. 1858 area 26 decimals - Khatiyani

Total plots 4 total area 1.70 acres.

Shantanu P. Singh
 Bhawan Prasad Singh
 R. O. H. Singh

Identified by

 Advocate
 7/4/2015



First schedule (Share of Shankar Prasad Singh as per sketch map attached with this deed)

Khata No.	Plot No.	Allotted Area
78	1747	5.10 dec.
43	1749	3.71 "
	1750	5.84 "
	1754	10.57 "
	1755	5.57 "
	1756	6.25 "
	1757	5.0 "
	1764	3.75 "
	1765	4.86 "
	1766	10.82 "
	1772	14.46 "

Total plots 11 Total areas 76.11 Decimals.

Part of First Schedule

Khata no.	Plot no.	Area
30	1856	6.67 katha
	1857	6.94 katha
43	1858	8.75 katha

Total khata 2 total plot 3 total area 22.36 katha

Second schedule (Share of Bharat Prasad Singh as per sketch map attached with this deed)

Khata No.	Plot No.	Allotted Area
78	1747	5.56 dec.
43	1749	4.89 "
	1750	4.21 "
	1753	6.00 "
	1754	17.15 "
	1755	1.16 "
	1756	01.00 "
	1757	00.75 "



1765 19.43 "

1766 15.96 "

Total plots 10 Total area 76.11 Decimals.

Part of Second Schedule

Khata no.	Plot no.	area
30	1857	15.36 katha
43	1858	07.00 katha

Total khata 2 total plot 2 total area 22.36 katha

Third schedule (Share of Raj Kumar Singh as per sketch map attached with this deed)

Khata No.	Plot No.	Allotted Area
78	1747	3.96 dec.
43	1749	4.16 "
	1750	6.53 "
	1755	19.00"
	1756	4.58 "
	1764	3.00 "
	1765	7.43 "
	1766	12.38 "
	1772	11.08

Total plots 10 Total area 76.12 Decimals.

Part of third schedule

Khata no.	plot no.	area
30	1723	16.61 katha
	1856	05.75 katha

Total plots 2 total area 22.66 katha



Shantanu Pal Singh
Bhanu Prasad Singh
Raj Kumar Singh
Identified by
Advocate
7/4/15

Witnesses

1. Ravi Kumar Singh

Shantanu Pd. Singh
Signature of First Party

2. Sangram Singh

Bharat Prasad Singh
Signature of Second Party

3. *Jyoti Prasad Singh*

4. *Arjun Kumar Singh*

Rajendra Singh
Signature of Third Party.

5. Kalimuddin Ansari

Identified by

Pravin
Advocate

enrollment no 294/92

7/4 Advocate Signature
Attested



@ 07/04/15

**NOTARY
DHANBAD**

Authorised:-

U/S. 297(i)(C) of the Cr.P.C. 1973
(Act No. 11 of 1974) & w/s (8) (i)
(Act No. 53 of 1952)

जमीन का बटवारे का नक्सा गौजा-कोला कुसमा नं. 12 भागा-धनबाद, पृथीय पक्ष राज कुमार सिंह पिता

पक्ष: शंकर प्रसाद सिंह पिता, द्वितीय पक्ष: भरत प्रसाद सिंह पिता, तृतीय पक्ष: स्व. भीम साई सा. कोला कुसमा

पक्ष: भीम साई सा. कोला कुसमा

प्लॉट नं.	रकबा
1747	5.10
1749	3.71
1750	5.84
1754	10.57
1755	5.75
1756	6.25
1757	5
1764	3.75
1766	4.86
1766	10.82
1772	14.46
11	76.11 Dec.

स्व. भीम साई सा. कोला कुसमा

प्लॉट नं.	रकबा
1747	5.56
1749	4.89
1750	4.21
1752	6
1754	17.15
1755	1.16
1756	1
1757	0.75
1765	19.43
1766	15.96
10	76.11 Dec.

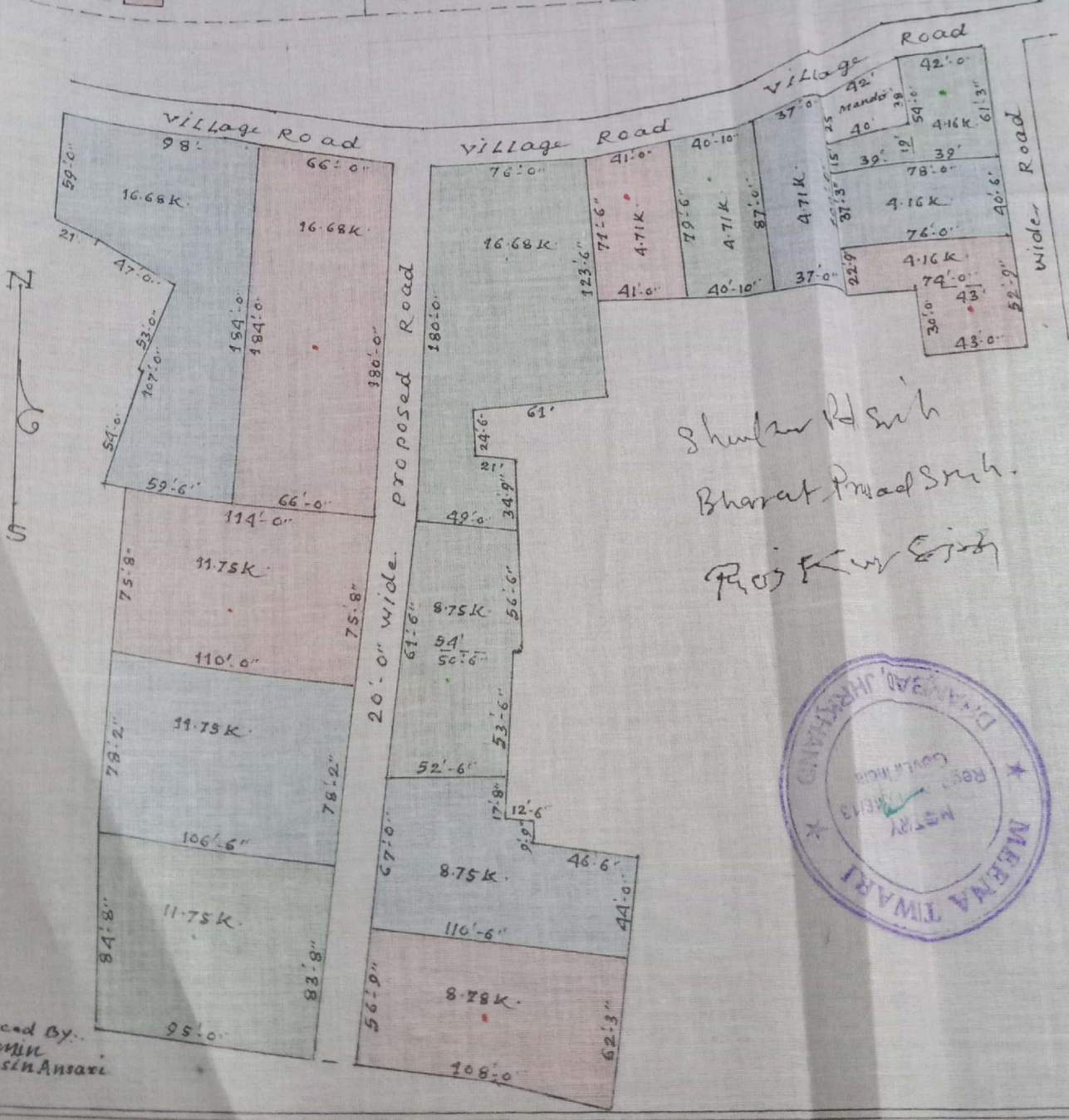
स्व. भीम साई सा. कोला कुसमा

प्लॉट नं.	रकबा
1747	3.96
1749	4.16
1750	6.53
1755	19
1756	4.58
1757	4
1764	3
1765	7.41
1766	12.38
1772	11.06
10	76.12 Dec.

पृथम पक्षके हिस्सा जमीनको नक्सा में लाल रंग से दर्शाया गया है।

द्वितीय पक्षके हिस्सा जमीनको नक्सा में हरा रंग से दर्शाया गया है।

तृतीय पक्षके हिस्सा जमीनको नक्सा में ब्लू रंग से दर्शाया गया है।



Shankar Prasad Singh
Bharat Prasad Singh
Raj Kumar Singh



Traced By:
Amin
Yasin Ansari