

GENERAL POWER OF ATTORNEY

BY THIS IRREVOCABLE GENERAL POWER OF ATTORNEY, made at _____ on this _____ day of October 2002, we _____ - _____

R/o, Distt:

Hereby nominate, constitute, appoint and to be my true and lawful attorney for myself and on my behalf.

That, I owned the following described property situated at, more properly described as below:-

Description of property :-

The properly mention above hereinafter referred to as "said property" for the sake of brevity.

WHEREAS we find it convenient to appoint Shri hence agreed to give an Irrevocable General Power of Attorney in favour of Shri _____

NOW, THEREFORE, I hereby appoint, constituter, authorize and nominate shri.....Aged aboutyears, Occupation – Business, R/o _____ to be our true and lawful attorney in our name, for our self on our behalf to do, execute and perform all or any of the following acts, deeds, things and matters namely:-

1. To prepare building plans for development of the said property described above and to sign and necessary application, declarations and various other documents, as may be necessary, for obtaining due approval to the same an to apply, to sign and submit proposals from time to time for the amendments/modifications of such buildings plans by way of submitting the revised building plans to the Municipal Council for the purpose of obtaining approval to such amendments /modifications and to obtain occupation/completion certificate in respect of the buildings for any part of parts thereof, which may be constructed on the said property and to do all other acts, deeds, matters and things in respect of the entire said property described above including to represent us before and correspond with the Municipal Council. Gram Panchayat, and various other concerned departments/Authorities for obtaining the F.S.I. (Floor

space index) or additional F.S.I. (Floor Space Index) in relation to the said property.

2. To enter into/carry on correspondence with and to give such letters, writing and or undertakings, declarations to the Municipal Council, Gram Panchayat, , Town planning department, city Survey Department, Maharashtra State Electricity Board, and all other concerned Authorities and bodies/departments, in connection with the development of the said property.
3. To appear and represent us before all the departments of the _____ Municipal Council, Gram Panchayat _____, City Survey department, Town Planning Department, Department, Maharashtra State Electricity Board, and all other concerned departments/Authorities/BoDies and parties.
4. To pay various deposits, to _____ Municipal Council and Gram Panchayat _____ various other concerned Authorities, as may be necessary for the purpose of obtaining approval/sanction to the building plans/ revised building plans/modified building plans for construction of the structures on the said property and to claim refund of such deposits so paid by the said attorneys and to give valued and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
5. To approach and give necessary letters, writings, and undertakings declarations to the Fire Brigade department of the _____ Municipal Council for the purpose of obtaining necessary permissions, "No objection Certificate" for the said building and also to sign and submit applications to and approach the Water Works department of the _____ Municipal Council and also to and execute all other acts, deeds and things necessary for obtaining water connections and service connections to the said buildings constructed on the said property or any part or parts thereof.
6. To approach and to sign and submit necessary papers to all the concerned departments of the Maharashtra State Electricity Board and concerned Authorities for obtaining the electric supply/transformer/various service give their consent and no objection. To pay various deposits, charges for the same and to claim refund of such deposits/charges,

- etc. and to do all such other acts, deeds matters and things as may be necessary or expedient for the said purposes.
7. To apply for transfer of electric meters, water meters, etc. to the Maharashtra State Electricity Board and _____ Municipal Council and to sign, execute and submit all such application, affidavits, undertakings declaration etc. and to do all such other acts deeds and things necessary for that purpose.
 8. To enter into, sign and execute Agreements for sale and sale deeds of variable proportionate undivided share, right and interest in the land of the said property with the various individual persons/prospective purchasers and to accept/receive the amount of consideration from such prospective purchasers and to issue receipt in that regard. To attend the office of the concerned sub-registrar of assurances, _____ and to present for registration and admit execution of all such agreements/documents before the concerned Sub-Registrar of assurances, _____ and generally to do all the deeds, things and matters necessary and expedient for registering the said agreements/documents or any of them as fully and effectually as we ourselves could do.
 9. To make sign and execute sale deed or sale deeds in favour of one person or more persons in respect of the entire said property described above. To attend the office of the concerned Sub Registrar of assurances, _____ to present for registration and admit execution of all such sale deed or sale deeds before the concerned Sub Registrar of assurances, _____ and generally to do all the acts, deeds and thing necessary and expedient for proper, complete and effectual execution and registration of such Sale Deed or Sale Deeds.
 10. To apply for and obtain from the concerned Income Tax Officer, Nagpur _____ our Income-Tax clearance certificated under section 230-a of the Income Tax Act, 1961 entirely at our costs and expenses, for the purpose of registration of Sale-Deeds, to receive such Income Tax clearance Certificates from submit the same to the concerned sub-Registrar of assurances, _____ for sale of proportionate undivided right, share and interest in the land of the said property, in favour of prospective buyers of apartments in

the buildings constructed by the Developer/Purchaser on the said property.

11. To apply for and obtain "No Objection Certificate" from _____ Municipal Council entirely at our costs and expenses for the purpose of registration of Sale-Deeds, to receive such "No Objection Certificate" from _____ Municipal Council and to produce and submit the same _____ Municipal Council and to produce and submit the same to the concerned Sub-Registrar of assurances, _____.
12. To sign, execute and submit a Declaration under section 27 of the urban Land (Ceiling and regulation) Act, 1976 and also to swear affidavits required to be produced and submitted before the concerned sub-Registrar of assurances, _____ at the time of registration of sale deeds.
13. To sign and execute Indemnity Bonds/Declarations/Undertakings and all other necessary Forms, Application Statements, Papers, etc. and to swear Affidavits required to be submitted to the _____ Municipal Council, Gram Panchayat _____ in all their respective departments or before any other Authorities. To sign, verify applications, statements, and to file them before the concerned Authorities.
14. To accept service of summons/notices. To appear before all courts (Original and appellate) and Authorities. To appoint Advocates, to sign, verify and file pleadings, appeal revision etc. to appear before _____ Municipal Council, City Survey Officer _____ Superintendent of Land Record, _____ and to swear and file affidavits, to give evidence (Oral and documentary) in any proceedings, to file/withdraw documents, to make/withdraw deposits, to compromise/withdraw any proceedings and generally to do all such acts, deeds and things as may be necessary in that regard. To apply for inspection of and to inspect judicial records and the records of all the quasi Judicial and other statutory authorities and to apply for and obtain copies/certified copies of such record documents.

15. To appear and represent us before all the concerned Authorities/departments/offices, as may be necessary in connection with the development of the said property as aforesaid.
16. To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid and effectual to all its intents and purposes.
17. GENERALLY to do and perform all acts, deeds, matters and thing necessary expedient and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities and powers hereinbefore contained as fully and effectually and powers hereinbefore contained as fully and effectually as we could in our persons do.
18. We the principals do and hereby agree to ratify and confirm whatsoever the said attorney shall do or cause to be done of this Irrevocable General Power of Attorney.
19. We hereby declare that this Irrevocable General Power of Attorney is given by us in favour of the said Attorney and accordingly, the said Attorney shall be entitled to exercise powers hereby conferred upon them.
20. AND we the Principals do and authorities herein granted to and in favour of the attorney is absolutely irrevocable and we will never withdraw cancel or revoke this General Power of Attorney for any reason, whatsoever.

IN WITNESS WHEREOF, we the principals have executed this Irrevocable General Power of Attorney in favour of the said Attorneys at _____ on this _____th day of _____ 2002 in presence of the attesting witnesses.

WITNESSES:-