

execute an IRREVOCABLE GENERAL POWER OF ATTORNEY once the project started in view of the provisions of Section 202 of Indian Contract Act. in favour of DEVELOPER/BUILDER or any of it's/his nominee(s) authorizing the Agent/Attorney so appointed to deal with the said property including transfer of the same by way of sale or otherwise and further receiving consideration amount etc. as per instructions of the DEVELOPER/PURCHASER and to execute, complete and dispose off his 60% share of the entire scheme in any manner irrevocably, including execution and registration of required Conveyance/Transfer Deeds. The LAND OWNER shall not revoke the said Power of Attorney or withdraw any powers fully or partly at any stage for any reasons whatsoever. The LAND OWNER further undertakes that in the event of death or inability of the LAND OWNER or of Attorney or for any other valid reasons as the DEVELOPER/BUILDER desires, the LAND OWNER or their legal heirs shall execute fresh Power of Attorney. However, all expenses for the execution and registration of the Conveyance/Transfer Deeds including the cost of stamps, Registration fees, legal fees and other expenses incidental thereto shall be borne and paid by the DEVELOPER/BUILDER or the prospective buyer/s as the case may be. It is further agreed by the LAND OWNER that despite of execution of Power Of Attorney, shall execute such deeds & documents and do such other acts as may be required by the DEVELOPER/PURCHASER for better enjoyment of the said property

13. THAT, the LAND OWNER hereby assures to and unto the DEVELOPER/BUILDER that the said property is free from encumbrances such as mortgage, agreements, gift, attachments etc., and there is no litigation, stay or injunction of any kind whatsoever, and the LAND OWNER has clear, marketable and good title to the said property, and that the said property is not subject-matter of any acquisition or requisition and also that no proceedings or litigation is pending in the courts of law or before any other authority relating to said property. The LAND OWNER further assures that he is the absolute owner of the said property and except the LAND OWNER no person has any rights or interest or claim of any sort in the said property. The LAND OWNER further assures that they have absolute right and authority to entrust the development rights of the same in favour of the DEVELOPER/BUILDER and further to transfer/sell the same through the DEVELOPER/BUILDER in favour of prospective buyer/s as nominee/s of the DEVELOPER/BUILDER.
14. THAT, the LAND OWNER undertakes and assures that he has not created any kinds of rights or interest respecting the said property in favour of any person or persons in the said property and further they shall not do or execute or cause to

