indemnity bond etc. as may be required for obtaining the sanction of the Planning Authority to such plan/s.

(3) To apply to the competent authority U.L.C. Nagpur for obtaining various No Objection Certificates/Papers/Documents as may be required for the aforesaid transaction. To sign various applications, forms, papers required to be submitted before the competent authority U.L.C. Nagpur for the same, if required.

(4) To apply to the Competent Authority for development of our aforesaid immoveable property situated at Village – Shankarpur in Tahsil – Nagpur – (Rural) and District - NAGPUR and to do the needful.

(5) To prepare a Layout on the said Piece of land by carving out various Plots of different sizes therein as per Rules and Regulations and to submit the same to the Competent Authority empowered in this behalf for its due sanction. To obtain Sanctioned Layout Plan from the Competent Authority empowered in this behalf.

(6) To apply to the Tahsildar/Collector, Nagpur for conversion of the aforesaid Land from Agricultural Use to Non Agricultural (i.e. Residential) Use and to obtain N.A. Order in this behalf and to do the needful.

(7) To approach to the prospective buyers and also to search various interested buyer(s) and to negotiate and settle the sale consideration with them and also to enter into an Agreement(s) to Sell the said property or individual Plot(s) with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.

(8) To receive the Earnest Money or Advance Sale Price from such prospective buyer(s) and to pass a valid receipt and discharge for the same.

(9) To prepare and sign Layout Plan(s) and/or Revised Layout Plan of the proposed Layout to be carried on the said Piece of land and also to sign/execute Indemnity Bonds, various forms and applications and also to Swear an Affidavit(s) required to be submitted to the Nagpur Metropolitan Region Development Authority, Nagpur and/or the Competent Authority empowered in that behalf for the same.

(10) To deposit necessary sums in the Office of the Gram Panchayat/ Nagpur Metropolitan Region Development Authority, Nagpur in our names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Gram Panchayat/Town Planning Department, Nagpur and to pass a valid receipt and discharge for the same.

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(11) To apply to the concerned Department for obtaining Sewer, water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful.

(12) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Gram Panchayat/Town Planning Department, Nagpur.

(13) To apply to the Grampanchayat/Town Planning/U.L.C. Department/Nagpur Improvement Trust for obtaining various No Objection Certificates and to receive such Certificates.

(14) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.

(15) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us in such Courts Civil/Criminal/Revenue etc. and to do the needful.

(16) To deposit money in the Court, Government and/or Semi-Government Departments and Offices. To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

(17) To do all things necessary to complete the aforesaid development/sale transaction relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.

(18) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed Layout works, if considered necessary.

(19) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

(20) That the Power of Attorney Holder hereby assures the Owner (i.e. Executant) that it shall always indemnify it against any dispute/litigation regarding the Agreements to Sell with the willing prospective buyer(s).

(21) We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

THAT the full Stamp Duty of Rs. 17,35,700/- only and Full Registration Fees of Rs. 30,000/- Only is already paid at the time of Registration of Agreement to Sell dated

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