WHEREAS we jointly own and possess ALL THAT piece and parcel of Agricultural land bearing Kh. No. 73 of MOUZA – DONGARGAON, P.S.K. 73 having an area of 0.80 Hectares, Rental Rs. 0.57 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR; AND

WHEREAS for cogent reasons and good causes we have now jointly decided to Sell the aforesaid property and to utilise the sale proceeds thereof in our best interest and for the benefits of our family members; AND

WHEREAS we being pre-occupied in our respective assignments, it is neither possible, nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development/sale in all respects. It has therefore become expedient to appoint someone as our Attorney or Agent, who shall observe and fulfill all the obligations on our part and on our behalf. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorney and empower him to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

(1) To apply to the Government/Semi-Government Departments and Offices and/or the Competent Authorities empowered in that behalf for obtaining various No Objection Certificates/Papers/documents/clearances as may be required for completion of the aforesaid proposed work of development and sell in all respects. To sign various applications, forms, papers required to be submitted before such Government/Semi-Government Departments/Offices. To represent us before the Competent Sub-Registrar and to complete all the necessary formalities required for Registration of the various Deeds.

(2) To apply to the Tahsildar/Sub Divisional Officer/Collector, Nagpur for conversion of the aforesaid Land from Agricultural Use to Non Agricultural Use and to obtain the necessary N.A. Order from the said Authority and to do the needful.

(3) To prepare the Layout of the aforesaid land by carving out various Plots of different sizes therein and to get the said layout sanctioned from the Competent Authority/NMRDA empowered in this behalf and to do the needful.

(4) To search a suitable buyers for the said Plot(s) and to negotiate the sale price therefor.

(5) To enter into an Agreement(s) to Sell the said property/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.

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

(7) To sign Plan(s)/Revised Plan(s) of the proposed Layout 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 or the Competent Authority empowered in this behalf.

(8) To deposit necessary sums in the Office of the Nagpur Metropolitan Region Development Authority/the Competent Authority(ies) in our names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the said Authority(ies) and to pass a valid receipt and discharge for the same.

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

(10) 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 Nagpur Metropolitan Region Development Authority/the Competent Authority(ies).

(11) To sign and execute various Sale Deeds as stipulated in the Agreement of Sell and Development for Plot(s) and for each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual prospective buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

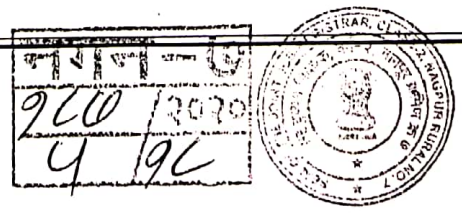
(12) To deliver the actual physical possession of the said property / Plot(s) to the respective individual prospective buyer(s) on Registration of the Sale Deed(s).

(13) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyer(s), in all relevant records.

(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 Civil/Criminal/Revenue Courts etc. and to do the needful.

(16) To sign and execute Correction Deed(s) and/or Supplementary Agreement(s) regarding the aforesaid transaction/property and to get the same duly registered in accordance with the law in force, if considered necessary.



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(17) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.

(18) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

(19) 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 my part in accordance with the Agreement to be made by me with any willing buyer/buyers.

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

(21) To represent us before the Government/Semi Government Departments/Offices, Nagpur Metropolitan Region Development Authority/the Competent Authority(ies), City Survey, Grampanchayat, Water Works Department /M.S.E.D.C.L /SPANCO Office etc. for obtaining various documents/papers, connections etc. and to do the needful.

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

(23) That the Power of Attorney Holder hereby assures the Owners/Executants of the property (i.e. Executants hereinabove named) that it shall always indemnify them against any dispute/litigation regarding the Agreement(s) to Sell with the willing buyer(s).

(24) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as we ourselves would do if personally present.

(25) We does 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.

(26) That, full Stamp Duty of Rs. 14,04,000/- and full Registration Fees of Rs. 30,000/- is already paid at the time of Registration of Agreement to Sell Dated 07-01-2020, which is duly registered at the Office of Joint Sub-Registrar, Nagpur-7 at Serial No 0186 on even date.

AND I hereby ratify, confirm and agree to confirm whatsoever my said Attorney shall do or purport to do by virtue of this General Power of Attorney

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