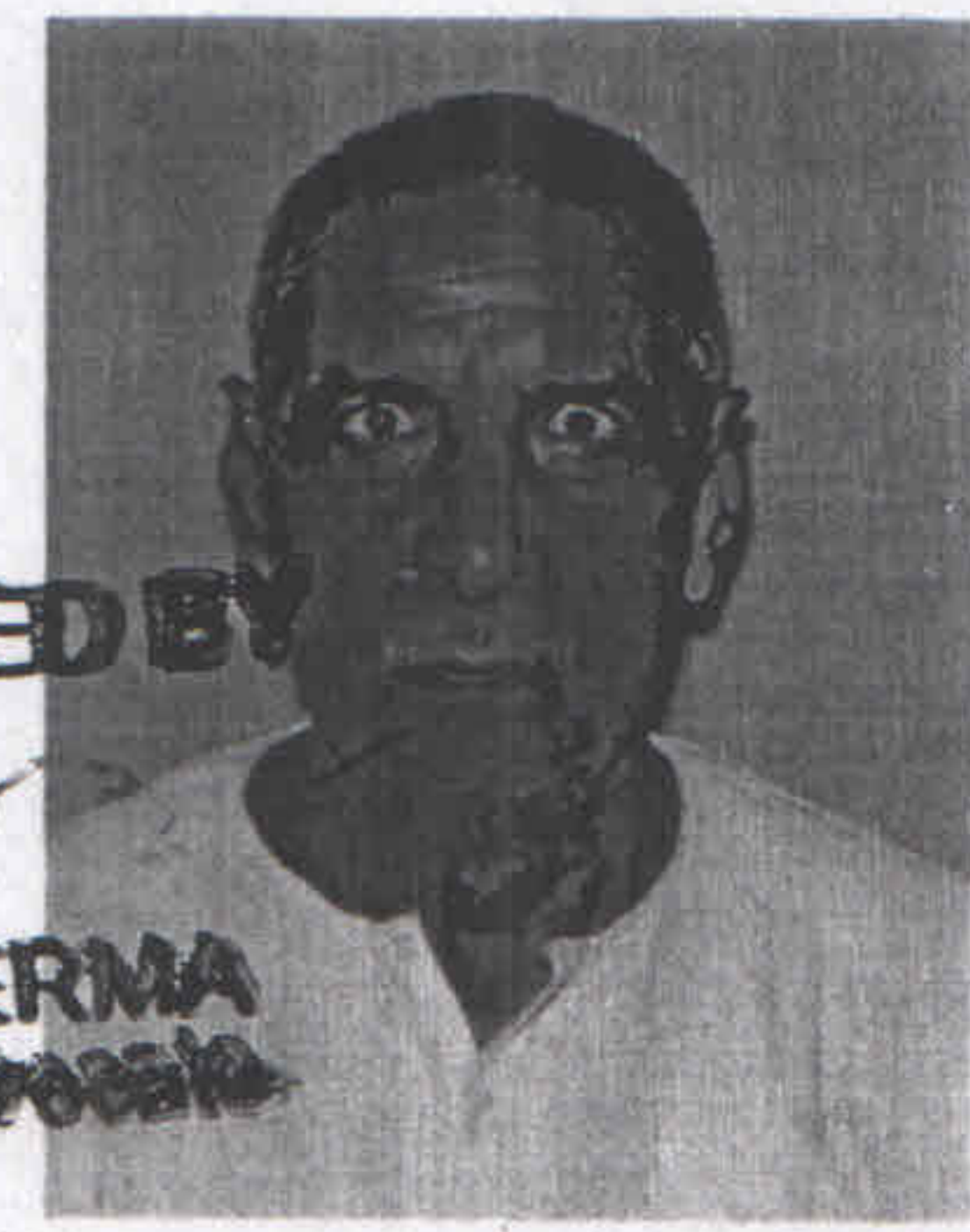


ATTESTED BY

S. K. VERMA
Address



:: 2 ::

ECI No. DCV1527811

WHEREAS the Executant is the Absolute owner/allottee and also in possession of a Commercial Plot Bearing No. 4B/Com-IA, Area Measuring 691.74 Sq. Meters, Situated at "VASUNDHRA", Ghaziabad, Teh. and Distt. Ghaziabad, U.P.

(hereinafter called the Property).

Having been Purchased the above said plot by the Executant From Avas Aivam Vikas Parishad through "SALE DEED", duly Registered in Book No. I, Volume No. 11021, on Pages 191 to 472, Document No. 20670, Dated 23.07.2008, and duly Registered in the office of the Sub-Registrar IV, Ghaziabad, U.P.

AND WHEREAS the Executant(s) do hereby nominate, constitute & appoint the said General Attorney(s) to do the following acts, deeds and things in connection with the above said property.

THE ATTORNEY HOLDER IS EMPOWERED:-

1. To manage, control and supervise the above said property and hold the possession thereof.
2. To appear in all the Govt. Department, Semi Govt. Departments, and/or authorize concerned, to file/submit all and/or any kind of application(s), document(s), affidavit(s), undertaking(s), Indemnity Bond(s) etc., to deposit any amount, to take refund of any amount, to represent me/us before such authorities and do all such formalities in connection thereto.
3. To apply and get the Electric, Water and Sewer connections from the Authorities concerned, to file/submit all and/or any kind of application(s), document(s), affidavit(s), undertaking(s), Indemnity Bond(s) etc., to deposit any amount to pay the bills/charges and do all such formalities in connection thereto.
4. To get the House Tax assessed on the said property from the authorities concerned, to file/submit all and/or any kind of application(s), document(s), affidavit(s), undertaking(s), Indemnity Bond(s) etc., with his/her/their own signature, to deposit any amount, to pay the house tax and do all such formalities in connection thereto.

contd...3

5. To let out the said property on rent/lease, to receive and realize the rent from the tenant, to enter into any rent/lease deed, to hand over the possession of the property to the tenant, to get the same duly registered in the office of concerned Sub-Registrar, if required, to get the said property vacate from the tenant through court of law, to take the possession of the said property from the tenant.

~~6. To appoint an attorney-at-law and delegate for all purposes including sale of the said property with all powers and authorities thereto.~~

7. To apply and get the sale permission from the concerned authorities, if required.

8. To Sell, Mortgage, Gift, Transfer the above said property, to execute the Sale Deed and/or proper documents as the case may be, and get the same duly registered with his/her/their own signature in the office of S.R. Concerned, to represent me/us before the S.R. Concerned, to receive the consideration amount from the purchaser(s), to admit and acknowledge the Receipt of the consideration amount, to hand over the possession of the said property to the purchaser(s).

9. To enter into an Agreement with any person(s), company(s), to receive the earnest money, part payment(s) and full & final consideration of the said property.

10. To sign and obtain all and/or any supplementary deed in connection with the above said property.

11. To apply for and obtain any loan against the said property, from the Govt. Department(s), Semi Govt. Department(s), Bank, Society, Financial Institution, to mortgage the said property, to get the Mortgage Deed executed and registered in the office of S.R. Concerned and do all such formalities in connection thereto.

contd...4

Rakhi Singh

12. To apply and make statement for effecting mutation of the said property in favour of the prospective buyer(s) to the competent authority.

13. To get the construction, modification, alteration, addition, renovation in the above said property after getting the approvals and/or after getting building plan sanctioned from the authorities concerned.

14. To engage any Advocate, Counsel, Govt. Valuer, Chartered Accountant, Arbitrator and Attorney/Attorneys.

15. To apply and get Income Tax Clearance Certificate from the concerned authorities, if required.

16. To deposit all dues, taxes, outgoing, penalties if any, regarding the aforesaid property to the concerned authorities.

17. To file all kinds of suits, appeals, reviews, revision and take all miscellaneous proceedings in courts and departments concerned, civil revenue and criminal from original jurisdiction to appellate jurisdiction, to compromise, withdraw such proceedings, appoint commission, arbitrators, in these proceedings, pursue and defend them from the lowest court upto Supreme Court of India and to sign and verify the pleading, affidavits, applications, compromise deed or compromise applications etc. in respect of the above said property.

Generally to do all other acts, deeds and things in connection with the above said property even is not specifically mentioned in this Attorney but are necessary to be done as my/our attorney(s) may deems fit and proper.

I/We further ratify and confirm that all the acts, deeds and things done by my/our said Attorney(s) shall fully be considered as done by me/us personally and shall be binding upon me/us.

contd...5

Rajesh A.

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That the above said General Power of Attorney shall be revocable.

That the above said Property under the Municipal Corporation of Ghaziabad, _____

Section 29 of UTTRAKHAND Year 2003 does not apply nor there is any violation thereof.

This Deed of General Power of Attorney shall be valid through out of India upto Hon'ble SUPREME COURT OF INDIA.

IN WITNESSES WHEREOF:- I/We put my/our signature(s) on this Deed of G.P.A. on the date, month and years first above written, in the presence of the following witnesses.

WITNESSES:-

1. मदन लाल
MADAN LAL
S/O TAN SUNK DAS
R/o 41, MAHILA COLONY
GANDHI NAGAR, DELHI-31.
HBT 1364678 (DELHI)

2. आज दाबास
AJAY DABAS
S/O SH. AJIT SINGH
R/o D-53, DILSHAD COLONY
DELHI-110095

DL. NO. P-9791975 (DELHI)

TANT(S)

FINGER PRINT OF RIGHT HAND

FINGER PRINT OF LEFT HAND

DRAFTED BY

S.K. VERMA
ADVOCATE

ENRLT. NO. D-2794/09
BAR COUNCIL OF DELHI.

* NOT THE CLAUSE NO. 6 IS NOT VALID IN THE GPA

S.K. VERMA