V-30/16

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Chief Treasury Officer
VARANASI
2 FEB 2016
मुख्य कोषाधिकारी
वाराणसी

उत्तर प्रदेश UTTAR PRADESH

CZ 749637

**GENERAL POWER OF ATTORNEY**

**THIS GENERAL POWER OF ATTORNEY made this 25th day of February, 2016.**

**Sanjeev Kumar Agrawal, Sanjay Kumar Agrawal sons of** Shri Bishwambhar Prasad Agrawal R/o House No. S.30/42-4, Jal Nigam,

भारतीय गैर न्यायिक

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दस रुपये रु.10

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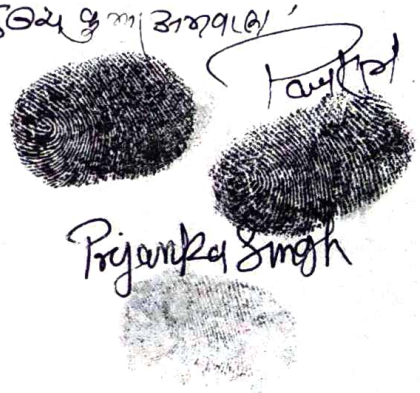
82AC

New Colony, Mohalla Sheopur, City Varanasi **and Shashi Kumar Singh** and **Vinay Kumar Singh** Ss/o Satendra Kumar Singh R/o Village & Post Maudha, District Ghazipur, present address: 2/104 Andheri, Kurla, Andheri East, Mumbai-59 (Maharashtra) and **Smt. Priyanka Singh W/o** Shri Pankaj Kumar Singh and **Pankaj Kumar Singh** S/o Bikrama Singh R/o House No. S.2/13A, Raj Rajeshwari Nagar Colony, Gilat Bazar, Tehsil

संजीव कुमार अग्रवाल

विनय कुमार अग्रवाल



Priyanka Singh

भारतीय गैर न्यायिक

दस रुपये रु.10

TEN RUPEES Rs.10

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82AC 976061



& District Varanasi, U.P., which term unless repugnant to the context shall include their heirs, assigns, legal representatives and successors in interest hereinafter known as principal of **FIRST PARTY**.

-------- First Party/Executants

**AND**

**Aman Agrawal** S/o Shri Suresh Agrawal R/o D-36/40, Kabir Nagar, Durgakund, City Varanasi **& Ramshankar Singh** S/o Shri Sarnath Singh R/o M-32, V.D.A. Colony, Sheopur, City Varanasi, which term unless repugnant to the context shall include their heirs, assigns, legal representatives and successors in interest hereinafter known as principal of **SECOND PARTY**.

------- Second Party/Attorney Holders

Priyanka Singh

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दस रुपये

रु.10

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82AC 976062



**Whereas** First Party are the partners of **M/s Tirupati Builders and Developers,** C-27/274-A-1, Jay Singh Building, Office No. 101, First Floor Maldahiya, City Varanasi, a partnership firm engaged in the business of real state and second party power of attorney holders names as **Aman Agrawal** S/o Shri Suresh Agrawal & **Ramshankar Singh** S/o Shri Sarnath Singh, are the signatory and officials of the aforesaid **M/s Tirupati Builders and Developers &** and faithful to the aforesaid firm.

AND Whereas the partners of the firm 1s desires to developing a building at plot No. 581 area 1.862 hect., plot no. 582 area 0.081 hect. total 2 Gatas area 1.943 hectare and plot no. 581 area 0.011 hect., plot no. 582 area 0.032 hect. total plot no.2 area 0.043 hectare, total 4 Gatas area 1.986 hectare, situated in Village Dandupur (Danupur), Pargana

Priyanka Singh

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82AC 976063



Sheopur, Tehsil & District Varanasi, which detailed in scheduled below, the first party is absolute owner and in possession.

And Whereas we **Shashi Kumar Singh & Vinay Kumar Singh** being stationed out side Varanasi and living in Mumbai City and We **Sanjeev Kumar Agrawal, Sanjay Kumar Agrawal & Pankaj Kumar Singh,** doing business outside Varanasi in the Nasik, Maharastra and other states & **Smt. Priyanka Singh,** is a house lady and due to her own personal problems, she is unable to attend, perform and look after day to day need of the property and partnership business **Aman Agrawal** S/o Shri Suresh Agrawal, is my near relative & **Ramshankar Singh** S/o Shri Sarnath Singh, since they are residing in Varanasi City and willing to look after and manage the aforesaid property in any

Priyanka Singh

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82AC 976065



manner and to take all steps as mentioned hereinafter for the management of the property, detailed and described in schedule hereunder and also willing to do needful on our behalf individually or jointly wherever it may be possible or required.

**NOW THEREFORE**, by these presents First Party, **the executants (Principals)**, hereby authorize, appoint, nominate and empower the said Second Party **Aman Agrawal** S/o Shri Suresh Agrawal & **Ramshankar Singh** S/o Shri Sarnath Singh, as true and lawful attorney on our behalf to do the following acts and deeds and all things that is to say:

01- To maintain and manage the schedule property and look after it in good condition and be safe from any loss or tear and wear.

Priyanka Singh

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92AC 530480

02- To maintain the property and if necessary and to save property from danger and damages and to take such other steps as would be required for repair or any action to be taken in respect of the property mentioned hereunder.

03- To represent / or make application for mutation before the competent authority or to take such other steps as would be required for such purpose.

04- To make the payment of house tax or any other tax as would be leviable by the competent authority as Nagar Nigam, Varanasi, Development Authority, Varanasi, Fire Brigade Office, Jal Nigam Department & Electricity Board etc. and to get appropriate receipt

Priyanka Singh

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92AC 530481

in respect thereof and further more the attorneys can apply for electricity connection or water connection in case of need.

05- To appoint, advocate, to conduct the cases in respect of the aforesaid property before any competent court and sign on any suit, written statements, appeal, or revision or compromise whatsoever necessary and according to law before all levels of court.

06- To sign file and verify the pleadings, suits and all documents as mentioned in Para-5 above and to present the same before the competent court of law or to file any complaint/ Civil or Criminal proceedings and to take such other steps as would be required for

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92AC 530482

initiation and conducting such matter before the court of law or before competent authority.

07- To execute agreement to sale/ sale deed on our behalf in respect of sale of flats in property, mentioned herein below and receive earnest money/ sale consideration on our behalf and to present the same before the competent authority for proper registration and to do other formalities regarding execution and registration of sale deed in favour of willing purchaser.

08- To give statement or evidence or to file affidavit or undertaking in respect of any such proceeding pending or filed before the court of law or before competent authority or any office relating sanction of the plan of the building.

संजीव कुमार अग्रवाल

Priyanka Singh

विजय कुमार अग्रवाल

भारतीय गैर न्यायिक

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दस रुपये

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09- To take any other steps as would be required for maintenance and for taking all steps as would be required for maintenance and safety of the property mentioned hereunder and to take appropriate steps before court of law or competent authority etc.

10- To apply for sanctioned plan in case of need in future and to take such other steps in this behalf.

11- To advertise for sale of property owned by us, otherwise procure and negotiate the sale of my immovable property as mentioned.

12- In my name, as my act and deed to execute a proper conveyance of said properties to the said purchaser and sign over it as my lawful attorney and registering the said deed as fully and

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दस रुपये

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92AC 530484



effectually in all respect as I could do the same if I was personally present.

13- To receive sale consideration/earnest money from the purchaser/s, either in cash or cheque or bank draft or bankers cheque etc. and to issue and to give proper receipt in due discharge of the sale.

14- That the power of attorney holder can perform and take steps for the property mentioned hereunder, either individually or jointly and in both the cases the same will be legal and valid.

15- That it is not necessary to all power of attorney holders to sign each and every document, which is needful & development, betterment our interest for the aforesaid company.

Priyanka Singh

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92AC 530493



16- That no transaction or consideration has been made for this power of attorney.

17- That Generally to do, execute and perform all and every other act, matter and thing, whatsoever in my wise, necessary or expedient to be done in our concerns in relation of said immovable properties fully and effectually as if We were personally present to do the same.

This **POWER OF ATTORNEY IS REVOCABLE** and we here by agree to ratify and confirm all and whatsoever our said attorney or attorney or any substitutes or substitutes or agents or agent, appointed by them or him, under the power in that behalf hereinabove contained shall lawful do or cause to be done.

Priyanka Singh

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

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Rs.10

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92AC 530486



**SCHEDULE OF PROPERTY**

**Schedule-A**

Plot No. 581 area 1.862 hect., plot no. 582 area 0.081 hect. total 2 Gatas area 1.943 hectare, situated in Village Dandupur (Danupur), Pargana Sheopur, Tehsil & District Varanasi, bounded by:

| | | |
|---|---|---|
| **East** | : | Road Bhojubeer to Sindhora |
| **West** | : | Plot No. 280, 282, 284, 285 & 287 |
| **North** | : | Remaining Portion of the Plot No. 581 & 584 |
| **South** | : | Plot No. 570, 573, 578, 580 & 584 |

संजीव कुमार अग्रवाल

Priyanka Singh

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

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उत्तर प्रदेश UTTAR PRADESH 92AC 530487



**Schedule-B**

Plot no. 581 area 0.011 hect., plot no. 582 area 0.032 hect. total plot no.2 area 0.043 hectare, situated in Village Dandupur (Danupur), Pargana Sheopur, Tehsil & District Varanasi, bounded by:

**East** : Land of Sanjeev Kumar Agrawal & others
**West** : Land of Sanjeev Kumar Agrawal & others
**North** : Land of Sanjeev Kumar Agrawal & others
**South** : Land of Sanjeev Kumar Agrawal & others

IN WITNESSES THEREOF WE, the said executants have put our signature and thumb impression at Court compound, Varanasi on **this 25th day of February 2016**.

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

सत्यमेव जयते

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उत्तर प्रदेश UTTAR PRADESH

15

92AC 530488

**Witnesses:**

1- Name अभिषेक कुमार सिंह

Father's Name श्री काशीनाथ सिंह

Address ग्राम + पोस्ट - मौधा जिला - मानीपुर

2- Name ओमप्रकाश सिंह एड०

Father's Name पाँचू पटेल

Address गनेशपुर पोस्ट थाना शिवपुर वाराणसी

संजीव कुमार श्रीवास्तव

Priyanka Singh

देवेश कुमार श्रीवास्तव

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

INDIA

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UTTAR PRADESH

16

92AC 530489

**Drafted by:-**

**Bachchan Singh**, Adv.
Civil Court, Varanasi

**Typed by:**

**Rajanish Computers**
Shop No. 5, CBA, Coll, Varanasi

Priyanka Singh