

GENERAL POWER OF ATTORNEY

This General power of attorney is made and executed on this-----day of-----in year-----.

BETWEEN

..... ,PAN NUMBER..... ,EPIC/Passport /OCI/CIO/PIO No....., Adhar No..... son / wife / daughter of residing atby faith..... , by Occupation , by Nationality.....,

Herein after referred to and called as the **“OWNER / PRINCIPAL ”**

AND

..... PAN No....., EPIC/Passport /OCI/CIO/PIONO....., Adhar No..... son / wife / daughter of residing at by faith..... , by Occupation , by Nationality....., hereinafter referred to and called as the **“ATTORNEY”**

WHEREAS I am ----- entitled to as various properties, both movable and immovable, including accounts in banks, shares, securities, etc, all of which are herein after for the sake of brevity collectively referred to as “ THE SAID PROPERTIES”, which is more particularly described in Schedule hereunder written

AND WHEREAS I am ordinarily living at-----

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, -----do hereby appoint, nominate and constitute -----as my true and lawful ATTORNEY in my name and on my behalf to do and execute or cause to be done and executed all or any of the following acts, matters and things hereinafter stated, that is to say

AND WHEREAS I am, therefore, unable to manage and look after my interest and affairs;

AND WHEREAS I have, therefore, decided to appoint as my attorney to do and execute various acts, deeds, and things on my behalf as per following terms and conditions :-

1. *To look after and maintain the Said Property on my /our behalf as my /our lawful Attorney.*

2. To enter into agreement for sale with the prospective buyer or buyers, mortgage the property to any Financial Institution on my/ our behalf and to receive the earnest money, all part payments and full consideration money from the prospective buyers and deposit to my account.
3. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
4. To apply to Court and Offices for copies of documents and papers and to withdraw deeds, documents, papers from any Court.
5. To apply for the inspection and/or inspect judicial records and any records of any office or offices either Central or State or Local Govt.
6. To negotiate with any person/Officer or any authority relating to the affairs of the Scheduled property and to take decision thereof.
7. To pay taxes regularly before the concerned authority Authority and rent to the Government on my behalf and to do all necessary act or acts, which may be necessary relating to the Schedule Property.
8. To give consent of mutation of names to the proposed Purchasers and to give consent in any manner, which may be required to the purchasers / transferees on my/ our behalf.
9. To swear any Affidavits, Declarations, Agreement, and Indemnity Bond etc. in respect of my/our Said Property as mentioned herein

below, if required, in future on my behalf as my / our lawful Attorney(es) before any Judicial, Executive and Notary Public.

10. *To represent me before the concerned Corporation/Municipality, Registrar, Sub-Registrar, Registrar of Assurances or any office, Authority, Court, Tribunal including Land Tribunal in respect of under mentioned property as my/our lawful Attorney(es).*
11. *To appoint any Advocates, Solicitors, etc. on my behalf and to sign Plaints, Pleadings, Written Statements, Deeds, Drafting etc. as my / our lawful Attorney(es).*
12. *To apply and obtain electricity, water, sewerage, drainage, telephone, or any other utility/ services, to the concerned Premises and to close down and/or connect or disconnect the same and for those purpose to sign, execute and submit all papers, applications, documents before the concerned authorities and to prove all other acts, deeds and things as may doth fit and proper by the said Attorney(es).*
13. *To sign and present the any Deeds including Deeds of Sale, Conveyance or Conveyances, Lease, Rent, or any other document or documents for registration and to admit thereof and receipt of consideration on my/our behalf before any Sub-Registrar or District-Registrar or Registrars having authority for and to have the same registered according to law and to do all other acts, deeds and things, which my Attorney shall consider necessary for the transferring and/or conveying the Said Property or portions thereof to the Purchaser or Purchasers or any other person as my/our lawful and effectual Attorney(es) and the consideration thereof shall be remitted to me and this Power will not be used for Development purpose.*

14. Be it expressly stated that this Power of Attorney is being granted in favour of the said Attorney(es) without any consideration and no right, title or interest is created in favour of the Attorney on the property, which is the subject matter of this Power of Attorney and that further the said Attorney(es) shall not hereby obtain or have power to make any construction, Development work on the said property.

15. All the receivables will be paid back to the Principal and all the payables will be borne by the Principal.

16. The principal shall have every right to revoke this General Power of Attorney at any point of time.

AND I / We do hereby agree to ratify and confirm whatsoever other acts my/our said Attorney(es) shall lawfully do, execute or perform in connection with the sale of the Said Property by virtue of this Power of Attorney of properties notwithstanding no express power in that is hereunder provided



SIGNATURE OF THE EXECUTANT(s)

Accepted by me: -

SIGNATURE OF THE ATTORNEY(S)

WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties at _____ in the presence of :

1.

2.

Drafted by me:



PANKAJ DUBEY
& ASSOCIATES
—————
JUSTICE FOR ALL