



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, Shri M.P. Kataria son of Shri Singh Raj Kataria, resident of H.No.122, Pocket C-13, Sector-3, Rohini, Delhi-110085, (hereinafter called the EXECUTANT) do hereby appoint, authorise, nominate constitute and empower Shrimati Chanchal Raniwife of Shri Devi Dass, resident of H.No.A-22, Sector-7, J.J. Colony (Slum), Dwarka, New Delhi, as my true, legal and lawful general attorney to do the followings acts, deeds and things in my behalf in respect of Built-up Property Number B-21B-A, measuring 76.5 square yards, out of total land measuring 153 square yards, out of Khasra Number 534/1, situated in the area of Village Nawada Mazra Hastal, now colony known as Mohan Garden, New Delhi, (hereinafter called the Property) and the four sides of the said property are bounded as under :-

North :- Other Plot  
 East :- Road 20 feet  
 West :- Gali 10 feet  
 South :- Other Plot

1. To supervise, manage, control and lookafter my said property.

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*[Handwritten signature]*  
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Contd..General Power of Attorney...From Page No.1

2. To appear and act in all the office of the Delhi Development Authority, Municipal Corporation of Delhi, Delhi Vidyut Board, Water Supply and Sewage Disposal Undertaking, Delhi Admn., and all other concerned authorities and Allied local offices in respect of any matter regarding the said property and to file/submit any applications, affidavits, statements, documents, undertaking, Indemnity Bond.
3. To apply and get sanctioned site plan for construction of building on said property from the concerned authorities.
4. To apply and get permission for extension of time for construction on said property from the concerned authorities.
5. To apply and get the "C" & "D" Form and completion certificate after the complete of construction works on the said property from the concerned authorities.
6. To apply and get the electric, water, sewerage and power connections in the said property from the concerned authorities and to file/submit all kinds of documents for the said purpose under own signatures.
7. To let out the said property whole or any part, share, portion, floor thereof to any person for any period, on any rent, on any terms and conditions.
8. To receive the compensation amount or the alternative site from the Government if the said property is acquired.
9. To appoint any further General and Special Attorney regarding the said property.
10. To appoint any advocate/pleader to proceed all sorts of cases regarding the said property.
11. To enter into an agreement for the sale of the said property and sign the same in favour of the purchaser, to receive sale price, advance money, part payment from the purchaser, to issue proper receipt thereof.
12. To apply and get the necessary N.D.C./Sale Permission for the sale of the said property from the concerned authorities.
13. To execute and sign proper sale deed, mortgage deed, gift deed, lease deed, release deed, exchange or any supplementary/rectification deed(s) of the said property in favour of any person, and submit the same in the office of the concerned Sub-Registrar, Delhi, to admit the execution thereof to receive sale price, balance sale amount of the said property from the purchaser.
14. And Generally to do all acts, deeds and things which are even not mentioned in this General Power of Attorney also but which my/our said General Attorney(s) deems fit and proper or which may be required necessary to be done by him/her/them under his/her/their own signatures for the said purpose.
15. This General Power of Attorney shall be irrevocable.

All acts, deeds and things lawfully done by my/our above named attorney shall always be treated as valid and effective as if the same have been done by me/us personally and shall be binding on me/us.

In Witness Whereof, I/We have signed this General Power of Attorney at New Delhi, in the presence of the following witnesses, on

3/1/2009

WITNESSES

1.

*Sarvesh Kumar*  
*Dr. Robert Choudhary*  
 Dt. 3/1/2009 Sec-3 Rohini Distt. 110085

EXECUTANT/S

2.

*D. C. No 962*

*A. R. Malik*  
*U.S. Office of Public Works*



Contd..General Power of Attorney...From Page No.1

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2. To appear and act in all the office of the Delhi Development Authority, Municipal Corporation of Delhi, Delhi Vidyut Board, Water Supply and Sewage Disposal Undertaking, Delhi Admn., and all other concerned authorities and Allied local offices in respect of any matter regarding the said property and to file/submit any applications, affidavits, statements, documents, undertaking, Indemnity Bond.
3. To apply and get sanctioned site plan for construction of building on said property from the concerned authorities.
4. To apply and get permission for extension of time for construction on said property from the concerned authorities.
5. To apply and get the "C" & "D" Form and completion certificate after the complete of construction works on the said property from the concerned authorities.
6. To apply and get the electric, water, sewerage and power connections in the said property from the concerned authorities and to file/submit all kinds of documents for the said purpose under own signatures.
7. To let out the said property whole or any part, share, portion, floor thereof to any person for any period, on any rent, on any terms and conditions.
8. To receive the compensation amount or the alternative site from the Government if the said property is acquired.
9. To appoint any further General and Special Attorney regarding the said property.
10. To appoint any advocate/pleader to proceed all sorts of cases regarding the said property.
11. To enter into an agreement for the sale of the said property and sign the same in favour of the purchaser, to receive sale price, advance money, part payment from the purchaser, to issue proper receipt thereof.
12. To apply and get the necessary N.O.C./Sale Permission for the sale of the said property from the concerned authorities.
13. To execute and sign proper sale deed, mortgage deed, gift deed, lease deed, release deed, exchange or any supplementary/rectification deed(s) of the said property in favour of any person, and submit the same in the office of the concerned Sub-Registrar, Delhi, to admit the execution thereof to receive sale price, balance sale amount of the said property from the purchaser.
14. And Generally to do all acts, deeds and things which are even not mentioned in this General Power of Attorney also but which my/our said General Attorney(s) deems fit and proper or which may be required necessary to be done by him/her/them under his/her/their own signatures for the said purpose.
15. This General Power of Attorney shall be irrevocable.

All acts, deeds and things lawfully done by my/our above named attorney shall always be treated as valid and effective as if the same have been done by me/us personally and shall be binding on me/us.

In Witness Whereof, I/We have signed this General Power of Attorney at New Delhi, in the presence of the following witnesses, on

7 JAN 2002

WITNESSES

1. *[Signature]*



EXECUTANT/S

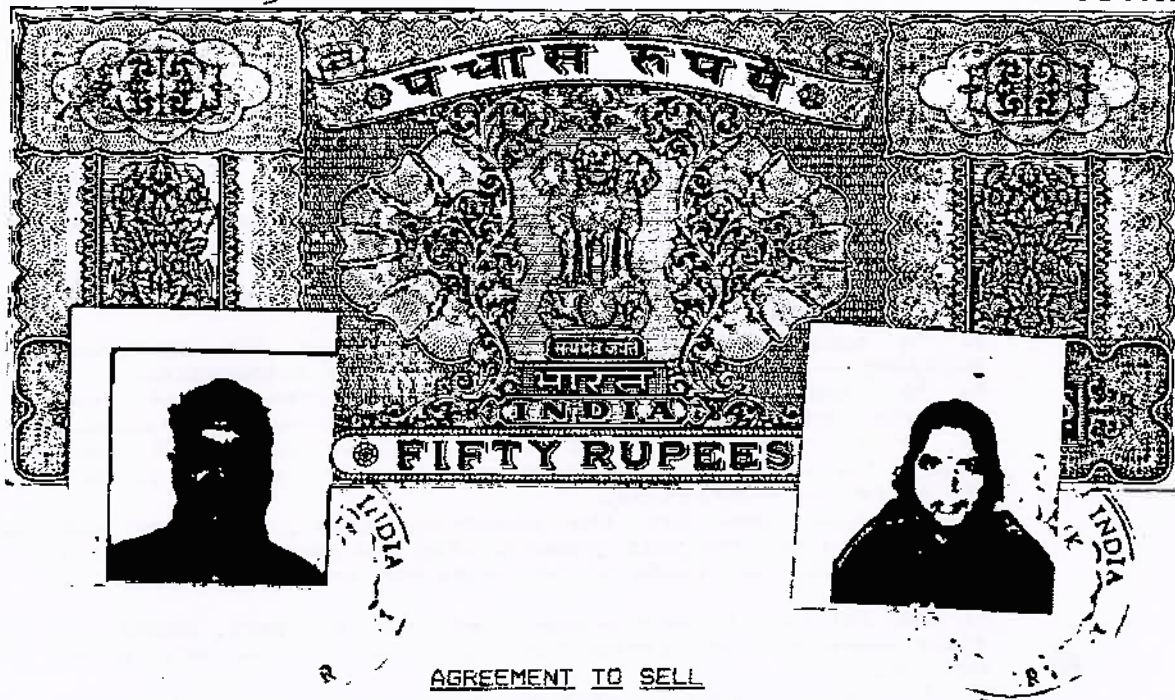
*[Signature]* *[Signature]*

2.

Intd. Public D-11

03 JAN 2002





THIS AGREEMENT TO SELL IS MADE EXECUTED AT NEW DELHI ON  
03 JAN 2002, BY AND BETWEEN :-

Shri M.P. Kataria son of Shri Singh Raj Kataria, resident of  
 H.No.122, Pocket C-13, Sector-3, Rohini, Delhi-110085,  
 (hereinafter called the FIRST PARTY).

..A N D..

Shrimati Chanchal Rani wife of Shri Devi Dass, resident of  
 H.No.A-22, Sector-7, J.J. Colony (Slum), Dwarka, New Delhi,  
 (hereinafter called the SECOND PARTY).

The expression of the both the parties shall mean and in-  
 clude their respective legal heirs, successors, executors,  
 administrators, representatives and legal assigns.

WHEREAS the First Party is the true and lawful owner of  
 Built-up Property Number B-218-A, measuring 76.5 square  
 yards, out of total land measuring 153 square yards, out of  
 Khasra Number 534/1, situated in the area of Village Nawada  
 Mazra Hastal, now colony known as Mohan Garden, New Delhi,  
 (hereinafter called the PROPERTY) and the four sides of the  
 said property are bounded as under :-

North :- Other Plot  
 East :- Road 20 feet  
 West :- Gali 10 feet  
 South :- Other Plot



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परीत राज

*[Signature]*



DL No. 7/9/1020303

S. R. - II

3 JAN 2002

GENERAL POWER OF ATTORNEY

Regn. Fee Charged .....

Sign. of Cashier .....



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3/1/2002

(14)

KNOW ALL MEN BY THESE PRESENTS THAT I, Shri M.P. Kataria son of Shri Singh Raj Kataria, resident of H.No.122, Pocket C-13, Sector-3, Rohini, Delhi-110085, (hereinafter called the EXECUTANT) do hereby appoint, authorise, nominate constitute and empower Shrimati Chanchal Rani wife of Shri Devi Dass, resident of H.No.A-22, Sector-7, J.J. Colony (Slum), Dwarka, New Delhi, as my true, legal and lawful general attorney to do the followings acts, deeds and things in my behalf in respect of Built-up Property Number B-21B-A, measuring 76.5 square yards, out of total land measuring 153 square yards, out of Khasra Number 534/1, situated in the area of Village Nawada Mazra Hastal, now colony known as Mohan Garden, New Delhi, (hereinafter called the Property) and the four sides of the said property are bounded as under :-

North :- Other Plot  
 East :- Road 20 feet  
 West :- Gali 10 feet  
 South :- Other Plot

1. To supervise, manage, control and lookafter my said property.

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16941 3/8/2002 SOL

S. No. ...  
Date ...  
Sold to ...  
S/n ...  
R ...  
P. ...  
Purpose ...

M. P. Kataria  
R. Singh  
122 bar C-13  
Sec 3  
d-

4/11/2002

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Sh. M. P. Kataria Me 53  
R. Singh  
122, Sec-3 bar 122  
Kataria d-

3/1/2002

11-12-01  
J. V. Singh  
11-12-01

Sh. M. P. Kataria  
Executed

Q. S. Singh  
Me

Q. J. Singh

3/1/2002

Me

Singh

[Fingerprint]

[Signature]



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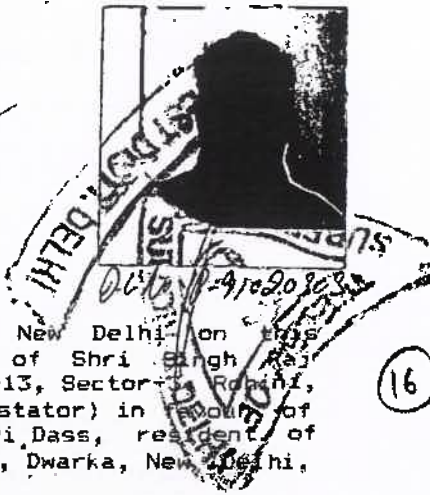
S. R. - II

3 JAN 2002

Regn. Fee Charged  
Sign. of Cashier

25/1/2002

WILL



This WILL is made and executed at New Delhi on this 3/1/2002, by Shri M.P. Kataria son of Shri Singh Raj Kataria, resident of H.No.122, Pocket C-13, Sector-13, Rohini, Delhi-110085, (hereinafter called the Testator) in presence of Shrimati Chanchal Rani wife of Shri Devi Dass, resident of H.No.A-22, Sector-7, J.J. Colony (Slum), Dwarka, New Delhi, (hereinafter called the Legatee).

WHEREAS the Testator is the true and lawful owner of Built-up Property Number B-218-A, measuring 76.5 square yards, out of total land measuring 153 square yards, out of Khasra Number 534/1, situated in the area of Village Nawada Mazra Hastal, now colony known as Mohan Garden, New Delhi, (hereinafter called the PROPERTY) and the four sides of the said property are bounded as under :-

North :- Other Plot  
East :- Road 20 feet  
West :- Gali 10 feet  
South :- Other Plot

I willingly make this WILL that after my death the said property, shall become the property of the aforesaid legatee, who will be absolute owner of the said property and shall get the same mutated, substituted and transferred in own name, in the record of M.C.D., D.V.B. or any concerned authority, on the basis of this WILL or its certified true copy.

In case of the said legatee dies earlier than me, then the aforesaid property shall go and devolve upon in the names of the legal heirs and successors of the aforesaid legatee.

My legal heirs, successors or any other else shall have no right, title or interest of any nature whatsoever in the aforesaid property, and any objection, if raised regarding this will by them, shall be deemed as null and void.

I declare that this is my last and final will in respect of the aforesaid property.

And I further declare that I have made this Will voluntarily, without any outside pressure, coercion of any nature whatsoever, while in presence of my sound health and disposing mind.

IN WITNESSES WHEREOF I have signed this WILL at New Delhi, in the presence of the following witnesses.

WITNESSES:-

1.

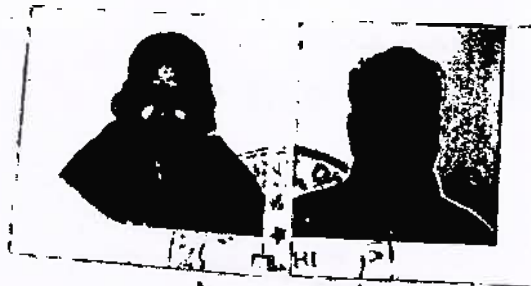
Sanyukta

TESTATOR

2.

Dr. D. Subhadra Chakraborty  
MC C-12/130 Sec-3 Rohini  
All 110085  
DL No. 9624

Dr. D. Subhadra Chakraborty  
MC C-12/130 Sec-3 Rohini  
All 110085



RECEIPT

NOTARY

I, Shri M.P. Kataria son of Shri Singh Raj Kataria, resident of H.No.122, Pocket C-13, Sector-3, Rohini, Delhi-110085, (hereinafter called the Executant) have received a sum of Rs.65,000/- (Rs. Sixty Five Thousand Only) FROM Shrimati Chanchal Rani wife of Shri Devi Dass, resident of H.No.A-22, Sector-7, J.J. Colony (Slum), Dwarka, New Delhi, as full and final sale consideration of Built-up Property Number B-218-A, measuring 76.5 square yards, out of total land measuring 153 square yards, out of Khasra Number 534/1, situated in the area of Village Nawada Mazra Hastal, now colony known as Mohan Garden, New Delhi, as per terms and conditions of agreement to sell on 03.01.2002, and the details of payment given below :-

Rs.65,000/- in cash.

Hence, this receipt is made and executed at New Delhi on 03.01.2002, in the presence of the following witnesses.

WITNESSES :-

1. Sayantan  
S/o Sh. Subhash Chander
2. C/13/130 Sec 3, Rohini



*[Signature]*  
*[Signature]*

ATTACHED

Notary Public Delhi  
INDIA

03 JAN 2002





## AFFIDAVIT

I, Shri M.P. Kataria son of Shri Singh Raj Kataria, resident of H.No.122, Pocket C-13, Sector-3, Rohini, Delhi-110085, do hereby solemnly affirm and declare as under :-

1. That I have sold Built-up Property Number B-218-A, measuring 76.5 square yards, out of total land measuring 153 square yards, out of Khasra Number 534/1, situated in the area of Village Nawada Mazra Hastal, now colony known as Mohan Garden, New Delhi, (hereinafter called the PROPERTY) to Shrimati Chanchal Rani wife of Shri Devi Dass, resident of H.No.A-22, Sector-7, J.J. Colony (Slum), Dwarka, New Delhi, (hereinafter called the PURCHASER), vide Agreement to Sell dated 03 JAN 2002.

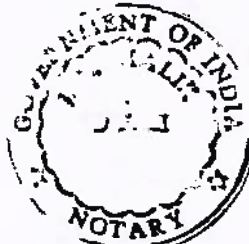
2. That I have also executed a WILL & GENERAL POWER OF ATTORNEY in favour of the said purchaser, and General Power of Attorney & Will registered in the office of Sub-Registrar, New Delhi, on 03 JAN 2002, and I will not cancel/revoke the said WILL & General Power of Attorney at any later stage.

3. That I have received full and final sale consideration vide separate Receipt dated 03 JAN 2002 and have handed over vacant physical possession of the said property to the said purchaser and I will not claim back the possession and also will not demand any more amount from the said purchaser.

DEPONENT

## VERIFICATION :-

Verified at New Delhi, on 3 JAN 2002 that the contents of the above affidavit from para 1 to 3 are true and correct to the best of my ~~XXXXX~~ knowledge and belief.



DEPONENT



And whereas the first party has agreed to sell the above mentioned property to the second party and the second party has also agreed to purchase the said property on the following terms conditions of this agreement to sell and purchase:-

1. That the total sale consideration of the said property has been fixed by and between the both parties at a sum of Rs.65,000/- (Rupees Sixty Five Thousand Only) and first party has received full and final sale consideration amount of the said property from the second party vide a separate receipt.
2. That the First party has delivered vacant physical possession of the said property with complete ownership to the second party, and the second party has occupied the said property.
3. That the first party has handed over all original documents & papers relating to the said property to the second party.
4. That the second party shall be fully competent to enter into further agreement with anyone for sale of the said property & to receive earnest money/part payment or full sale consideration from the intending purchaser.
5. That the First Party assures the Second Party that the above said property subject matter of this Agreement is free from all sorts of encumbrances such as prior sale, gift, lien, court order, attachments, decree, acquisition and requisitions and if proved otherwise the first party will make good the loss suffered by the second party from its movable and immovable properties.
6. That all the previous dues and taxes i.e. House Tax, water and electricity bills etc. or like upto the date of this Agreement shall be paid by the first party & thereafter by the Second Party to all the concerned authorities.
7. That this Agreement shall be irrevocable and conclusive and the first party will not create any charge or lien on the said property after the execution of this Agreement.
8. That all expenses on this Agreement like stamp duty, execution and registration charges shall be paid by the Second Party.
9. That in case the first party infringes or violates any of the terms and conditions of this Agreement or back out from the contract hereunder recorded, the second party shall be fully entitled to get the contract enforced by suit of specific performance act through the law courts of competent jurisdiction at Delhi, at the costs & expenses of the first party.

IN WITNESSES WHEREOF, the first party and the second party above named have signed and executed this Agreement after reading and understanding its contents with sound mind and without any influence of any body else on them at Delhi, in the presence of marginally noted witnesses.

WITNESSES:-

1. *Sanyal Kumar*



*[Signature]*  
FIRST PARTY

*[Signature]*

2.

SECOND PARTY

03 JAN 2002

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3/1/2002

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B. b. kabin

Executed

B. Jansen Linn

B. J. B. Smith

3/1/2002

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