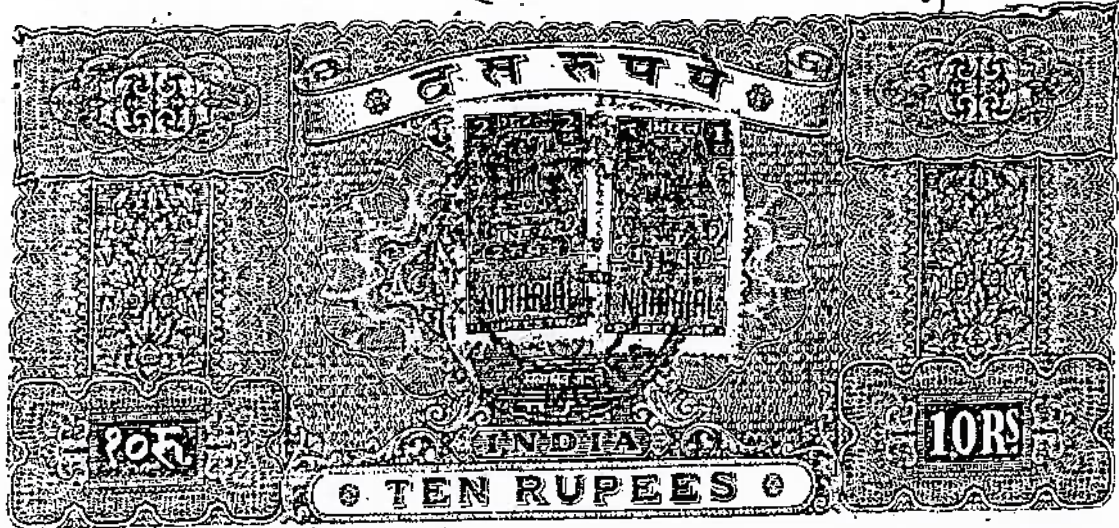




GENERAL POWER OF ATTORNEY

Be it known to all to whom it may concern that We,

(1) Sh. Susheel Kumar Verma, & (2) Sh. Krishan Kumar Verma Ss/o Late Sh. Lal Chand R/o B-165, Hari Nagar, New Delhi, do hereby appoint and nominate Sh. Sawtanter Kumar Verma S/o late Sh. Lal Chand R/o B-165, Hari Nagar, New Delhi, as our General attorney, to do the following acts, deeds and things in our names and on our behalf:

1. To apply and get the sale permission for the sale of House bearing No. B-165, land measuring 120 sq. ft., comprising

room, latrine, bathroom, & boundary wall, situated at Hari Nagar, Clock Tower, New Delhi, bounded as under:

North : Others Plot.

South : Others Plot.

East : Others Plot.

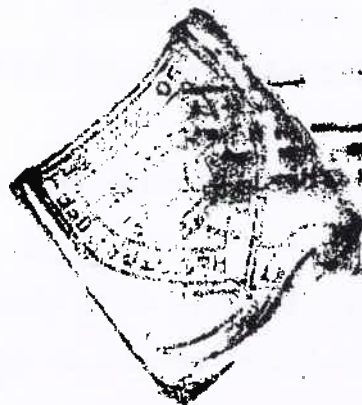
West : Rasta & Road.



from the office of the appropriate authority as well as from the office of the competent authority, if required, and to do all acts, deeds and things which are necessary for the same.

56 km
Kashmir - Srinagar
on Leh
on B-165 + on a
913/89 De
14
913/84

Kashmir - Srinagar
on Leh
on B-165 + on a
913/89 De
14
913/84



at 184

MS
A
Below and

7195
1463
7195
88
913/83
913/89

2. To sign and submit the plan for the additions and alteration of the said property in the office of the M.C. Delhi.
3. To sign and get the said sanctioned plan from the office of the M.C. Delhi.
4. To sell the said property to any person/s.
5. To execute a proper sale deed of the said property in favour of the said purchaser/s, to present the same for registration in the office of the S.R. Delhi, and to do all acts, deeds and things which are necessary for the same.
6. To apply the house tax of the said property to the M.C. Delhi.
7. To appoint any other person as attorney for the sale of the said property.
8. To let out the said property on rent to any person/s and to realise the rents of the said property from the said tenant/s under legal separate receipt or otherwise.
9. To file suit for the recovery on rent in the court of law and to do all acts, deeds and things which are necessary for the same.
10. To file suit for the ejectment of the said tenant/s of the said property in the court of law, and to do all acts, deeds and things which are necessary for the same.
11. To appoint any advocate in the said case/s.
12. To apply and get the electrification, water supply and other services in the said property from the appropriate authority.
13. To apply and get the completion of the said property from the appropriate authority, if the award of the said property is announced by the appropriate authority.
14. To file affidavit or reply to any letter or notice issued by the appropriate authority regarding the said property.
15. To execute a rectification deed for rectification of the said sale deed of the said property, and to get the same registered in the office of the S.R. Delhi.
16. To do all acts, deeds and things in respect of all the matter of the said property, even if they are not covered by these clauses for the General power of Attorney.

This power of Attorney be irrevocable.

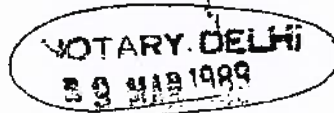
WITNESSES:-

1.

2.

Kanishk Kumar Sharma
ATTESTED

S. K. Sharma
EASE...



✓
9818 8/3/89 +
Shed of Minnesota at camp
Bill & Buck from Agave
Kingsport, Tenn. from 8/1/89
Battos

(1)

sale deed 19/08/2008

④

41667
19373

19-08-08

19 AUG 2008

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

⑨



Certificate No.	: IN-DL00252732757-41G
Certificate Issued Date	: 18-Aug-2008 11:40 AM
Account Reference	: NONACC (BK)/dl-corpbk/ CORP JANAK/ DL-DLH
Unique Doc. Reference	: SUBIN-DL0L-CORFBK00394061521398G
Purchased by	: H KHAN
Description of Document	: Article 23 Sale
Property Description	: B-165 HARI NAGAR NEW DELHI
Consideration Price (Rs.)	: 15,50,000 (Fifteen Lakh Fifty Thousand only)
First Party	: SAWTANTER KUMAR VERMA
Second Party	: PRITAM KAUR
Stamp Duty Paid By	: PRITAM KAUR
Stamp Duty Amount (Rs.)	: 62,000 (Sixty Two Thousand only)



E-Stamp Certificate Locked

Please write or type below this line.

K*SALE DEED*K

***DISCRIPTION OF PROPERTY NO. B-165,
HARI NAGAR, FOR VALUATION*K**

2/-

S K Verma

Pritam Kaur

Stamp Duty Certificate
This certificate is issued by the Government of National Capital Territory of Delhi, Ministry of Revenue and Land Management, for the purpose of recording the sale of immovable property in the National Capital Territory of Delhi. The certificate is valid for a period of 30 days from the date of issue. The certificate is to be used for the purpose of recording the sale of immovable property in the National Capital Territory of Delhi. The certificate is to be used for the purpose of recording the sale of immovable property in the National Capital Territory of Delhi.

Pritam Kaur



2



Recd. ACP K-28680

94/02/03/305490

A)

Name of Colony/Locality HARI NAGAR
 Category of Colony/Locality F
 Rate of Colony 16,100 Sq. Mtrs.
 Plot area of Property 91.98 Sq. Mtrs.
 Total Area Plot under sale 91.98 Sq. Mtrs.
 Total cost of land = (Rate x Area/floor)
 $16,100 \times 91.98 = 14,80,910/-$

B)

Cost of construction as per Colony/Locality 5600 Sq. Mtrs.
 Total Number of Floors Single storey
 Floor of Property under sale Entire property
 Total Plinth area of the building is 20 Sq. Mtrs.
 Total Plinth area 20 Sq. Mtrs. under sale
 Year of construction 1965
 Type of construction Kucha/Semi-Pucca
 Cost of Construction:- (Rate x Plinth area x Age)
 $5600 \times 20 \times .6 = 67,200/-$

TOTAL

A+B

15,48,110/-

PVT. Colon
 Status of building

Residential

K*SALE DEED FOR A SUM OF RS. 15,50,000/-*K

STAMP DUTY @ 2%.....Rs.31,000/-
 CORPORATION TAX @ 2%.....Rs.31,000/-
 TOTAL.....Rs.62,000/-
 No. of e-stamp paper:1
 Nos. of plain sheets:5
 Total Nos. of sheets:6

THIS SALE DEED IS MADE AND EXECUTED BY SH. SAWANTER KUMAR VERMA S/O LATE SH. BAL CHAND R/O D-165, HARI NAGAR, NEW DELHI, hereinafter called the 'VENDOR/S.'

..... IN FAVOUR OF

SMT. PRITAM KALRA W/O LATE SH. MEHAR SINGH R/O A-57, RAJOURI GARDEN, NEW DELHI, hereinafter called the 'VENDEE/S.'

3

S K Verma

Pritam Kalra

The expressions VENDOR/S and VENDEE/S wherever occur in this Sale Deed shall mean and include their legal heirs, successors, nominees, legal representatives, assigns and administrators.

WHEREAS SH. LAL CHAND S/O LATE SH. PUNJAB RAI, was absolute owner of PLOT NO. B-165, MEASURING 220 SQ. YDS., SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, vide sale deed duly Regd. before Sub-Registrar, Delhi dated 3.4.1951

AND WHEREAS L. L. LAL CHAND S/O LATE SH. PUNJAB RAI, expired on 20.1.1988, leaving behind a WILL bequeathing the PROPERTY NO. B-165, WITH ROOF RIGHT, BUILT ON LAND MEASURING 110 SQ. YDS., APPROX., OUT OF TOTAL 220 SQ. YDS., SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, in favour of his sons 1) SH. SUSHEEL KUMAR VERMA, 2) SH. KRISHAN KUMAR VERMA AND 3) S. J. SAWTANTER KUMAR VERMA ALL S/O LATE SH. LAL CHAND, vide WILL dated 19.11.1987

AND WHEREAS 1) SH. SUSHEEL KUMAR VERMA AND 2) SH. KRISHAN KUMAR VERMA BOTH S/O LATE SH. LAL CHAND, delegated their powers to sell, manage and look after 1/3rd undivided share in the said property to SH. SAWTANTER KUMAR VERMA S/O LATE SH. LAL CHAND, vide General Attorney duly attested by Notary Public, Delhi, on 6.3.1999

AND WHEREAS SH. SAWTANTER KUMAR VERMA (VENDOR/S) for his legal requirements and bonafide needs offered for sale the ENTIRE PROPERTY NO. B-165, WITH ROOF RIGHT, BUILT ON LAND MEASURING 110 SQ. YDS. APPROX., HAVING KHASRA NO. 2012, SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, alongwith land right underneath the said property, as clearly shown in site plan attached falling in the West District of National Capital Territory of Delhi and the VENDEE/S has/have agreed to purchase the same for a total sale consideration of Rs. 15,50,000/- (Rupees FIFTEEN LAC FIFTY THOUSAND ONLY) free from all encumbrances like sale, mortgage, gift, lien, court order, court injunction, acquisition and requisition with all its appurtenances easements, rights of ingress and egress and all fixture and fitting in the said PROPERTY. This PROPERTY is bounded on its four sides as under:-

EAST : OTHER PROPERTY
WEST : OTHER PROPERTY
NORTH : RASTA & ROAD
SOUTH : OTHER PROPERTY

PROPERTY OFFERED FOR SALE:-

"ENTIRE PROPERTY NO. B-165, WITH ROOF RIGHT, BUILT ON LAND MEASURING 110 SQ. YDS. APPROX., HAVING KHASRA NO. 2012, SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, alongwith land right underneath the said property, as clearly shown in site plan attached hereinafter be referred as PROPERTY".

S K Verma

Pritam Kaur

vi That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and vesting the absolute title in the said property in favour of the VENDEE.

15. That, the Sale consideration includes the consideration for electricity and water connections and the security deposit made with the said departments. The VENDEE shall be entitled to get the existing electricity and water connection installed in the said property transferred in his/her favour, alongwith the security deposit with electricity and water deptt. etc.

16. That the above said General Power of Attorneys were still alive and have not cancelled/revoked the said Attorneys till today.

17. The above said colony is regularised by the MCD/DDA vide resolution No. 16 dated 2.4.1979, and the above said property is not acquired.

IN WITNESSES WHEREOF, this Sale Deed is executed and signed by the VENDOR/S and VENDEE/S in the presence of the following witnesses of Delhi on this 19 Day of August, 2008 after carefully reading and understanding the contents thereof without pressure or influence of anybody else.

WITNESSES:

1. (Anil Kumar)
H/O Bua Dada
Mo. 736, BG Mark
H/O Negeri - D.
MLN-070905

2. (Bakht Singh)
(Bakht Singh)

H/O Kishan Singh

H/O 2/4 Chand Negeri, D.

P-040320043855-86

VENDOR/S

VENDEE/S