



GENERAL-POWER-OF-ATTORNEY

Know all men by these presents that I, N.N. Malik son of Late Shri Matwala Ram Malik resident of A-II/92-A, Lajpat Nagar, New Delhi, do hereby appoint, nominate, constitute and authorise Shri Navneet Dawar son of Shri Sant Ram Dawar resident of E-1/72, Lajpat Nagar, New Delhi, as my true and lawful General Attorney in respect of property bearing No. A-II/92-A, Lajpat Nagar, New Delhi, measuring about 100 sq. yds. and I do hereby empower my said attorney to do the following acts, deeds and things in my name and on my behalf in respect of the said property only:-

Contd...2/-

affidavit, undertaking, indemnity bond, to deposit the bills, to claim for the refund, to sign the requisite

27 APR 1996

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SA. N.N. Malik  
Godota H. Matwala Ram  
R/o A-II/92-A, Dayant  
Nagar, N. Zeevi

G.P.A.

(Age 51 years)

G.P.A.

SA. N.N. Malik

Godota H. Matwala Ram

R/o A-II/92-A, Dayant

Nagar, N. Zeevi

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SA. N.N. Malik

(Age 51 years)

(SA #)

① R. Manchanda (20)

② D.C. Tuteja (20)

215/95

R. Manchanda

Testified that the letter, dated  
at the case may be, had thumb  
impression of the signature that  
been affixed to it.

Sub-Registrar III  
New Delhi

215/95

1. To manage, control and supervise the said property in all respects.
2. To appear before the Officers of the L&DO/MCD or any other concerned authority, to make the correspondence, to give the application, to file affidavit, undertaking, to give the statement, to give the indemnity bond, etc. etc.
3. To deposit the dues, demands of the L&DO/MCD or any other concerned authority, to obtain the receipt.
4. To execute the lease deed, conveyance deed, supplementary deed, rectification deed or any other documents with the concerned authority and to get the same regd. with the Competent Registering Authority.
5. To make any addition, alteration, new construction in the said property, to get the plan sanctioned from the MCD or any other concerned authority, to give the application, to file affidavit, undertaking, indemnity bond, etc. etc. to receive the sanctioned plan.
6. To apply and procure the building materials for additions, alteration new construction from the Civil Supply Department or any other concerned authority, to give the application, to file affidavit, undertaking, indemnity bond, to give the statement, etc. and to receive the permit/quota.
7. That appear before the officers of the DESU or other concerned authority in connection with the electricity both light and power, to give the application, to file affidavit, undertaking, indemnity bond, to deposit the bills, to claim for the refund, to sign the requisite forms etc. etc.




8. To appear before the Officers of the MCD or any other concerned authority in connection with the house tax assessment, water connection, sewer connection or for any other purposes, to make the correspondence, to give the application, to file affidavit, undertaking, indemnity bond, to file objection, to deposit the bills, to claim for the refund, etc. etc.

9. To apply and obtain the Income Tax Clearance Certificate in Form 34-A under the provisions of Section 230-A(1) of the Income Tax Act, 1961, to sell the said property and in this respect to give the application, to file affidavit, undertaking, indemnity bond, to give the statement and to receive the ITC.

10. To apply and obtain permission to sell the said property from the L&DO or any other concerned authority, to give the application, to file affidavit, undertaking, indemnity bond, to give the statement and to receive the ITC.

11. To appear before the Officers of the Competent/Appropriate Authority under the provisions of Delhi Apartment Act-1986, to give application for permission, to sign the requisite forms, to give the statement, to file affidavit, undertaking, indemnity bond, etc. etc.

 12. To execute the Deed of Apartment/Declaration or any other deed, to present the same for registration to the Competent Registering Authority, to admit the execution, to get the same registered.

13 To appear before the Officer of L&DO or any other concerned authority for the conversion of the lease hold rights into the free hold rights, to give the application, to file affidavit, undertaking, indemnity bond, to deposit the charges, to obtain the receipt, to execute the conveyance deed or any other relevant documents, to present the same for registration, to admit the execution, to get the same registered.

14. To enter into an agreement to sell the said property in whole or in part, to receive the advance/earnest money, to issue receipt etc. etc.

15. To sell the said property in whole or in part, to execute the sale deed, to present the same for registration to admit the execution, to file a affidavit and declaration under the provisions of Urban Land (C&R) Act-1976, to receive the consideration amount, to issue receipt and to get the same registered with the Competent Registering Authority.

16. To let out the said property in whole or in part to execute the lease deed to get the same regd. receive the rent, to issue receipt and to get the tenant/s evicted through the process of law or by negotiation, to take possession etc.

17. To transfer the said property in whole or in part, by way of sale, gift, mortgage, lease or otherwise, to get the same registered and get the relevant documents for registered with the competent registering authority.



18. To execute, sign and present all kinds of civil, criminal suits, plaints, complaints, appeals, revisions, statement, etc. in proper court of law and offices in connection with the said property.

19. To proceed and conduct all the proceedings filed in my/our name and against me/us in connection with the said property.

20. To compromise, compound or withdraw the cases, to appoint arbitrator, to proceed in arbitration proceedings, to engage lawyers, to deposit and withdraw the money, to execute the decree, to receive and recover the decretal amount, to issue receipt, and to take every steps for the same.

21. To appoint anyone as General/Special Power Attorney.

22. To remove the General/Special Attorney, to cancel the agreement to sell or any other documents executed by me/us and to get the same regd. with the Competent Registerring Authority.

23. And generally to do all other acts, deeds and things which are necessary and deem fit by my/us said attorney in respect of the said property, even though the same are not given in the foregoing paras.

24. And I/We do hereby agree to confirm and ratify that all the acts, deeds and things done by my/our said attorney shall be construed as acts, deeds and things done by me/us personally as if I/We was/were present.



In witness whereof I/We have executed this General Power of Attorney which is be irrevocable, at New Delhi, on this 2nd day of May 1994 in the presence of the following witnesses.

WITNESSES :-

1.

R. Manchanda  
Rajinder Manchanda  
S/o Late Sh. H.L. Manchanda  
Mo. A - 1434126126

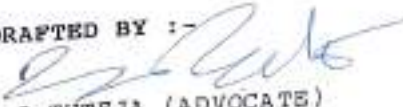


EXECUTANT/S

2.



DRAFTED BY :-



D.C. TUTEJA (ADVOCATE)  
4/9 Ground Floor,  
Asaf Ali Road,  
New Delhi.



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2/5/99 V1



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W-I-L-L



This Will is executed at New Delhi, on this 2nd day of May 1994 by  
Shri N.N. Malik son of Late Shri Matwala Ram Malik, resident of  
A-II/92-A, Lajpat Nagar, New Delhi.

Whereas I am absolute owner and lessee of property bearing No. A-II/92-A, Lajpat Nagar, New Delhi, measuring about 100 sq. yds. by virtue of the Substitution Letter No. L&DO/PS.II/5020 dated 20.6.1973, read with Lease Deed regd. as document No. 2092 in Addl. Book No. I, Volume No. 1945 on pages 99 to 101 on 30.3.1968, in the Office of the Sub-Registrar, New Delhi, and Conveyance Deed regd. as document No. 2093 in Addl. Book No. 1, Volume No. 1945 on pages 102 to 104 on 30.3.1968, in the Office of the Sub-Registrar, New Delhi.

I willingly make this Will that after my demise, the said property shall become the property of Smt. Puneeta Dawar wife of Shri Navneet Dawar resident of E-I/72, Lajpat Nagar, New Delhi. She then shall get the same transferred, mutated and substituted in her own name in the records of the L&DO/MCD or any other concerned authority on the basis of this Will or its certified true copy. She then shall use and enjoy the same as owner and lessee, like me. She then shall be fully competent/entitled to transfer the same by way of sale, gift, mortgage, lease or otherwise.

My legal heirs, successors, successors-in-interest or anyone-else shall have no right, title and interest in the said property under any circumstances and any objection to be raised by them regarding this Will shall be deemed as null, void and in-effective.

Contd...2/-

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$$L_1 L_2 \cdots L_n = A^{n-1} B$$

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10-11 Aug

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(5 years)

S. N. N. Mal'ko

(Test 11)

① R. Manchanda (m)

④ D. C. Tuttle

✓

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R. Marchant

"Certified that the left or right  
as the case may be hand thumb  
impression of the applicant has  
been utilized in my presence."

Sub-Region (I)

New Line

15/99





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