

GENERAL POWER OF ATTORNEY

This deed of General Power of Attorney is executed at Delhi on this ____ day of _____, 2011 by: _____, (NATIONALITY INDIAN) hereinafter called the executant.

IN FAVOUR OF

_____, (NATIONALITY INDIAN) hereinafter called the GENERAL ATTORNEY.

Whereas the executant is the general attorney and in possession of _____, AND BOUNDED AS UNDER:

East :- _____
West :- _____
North :- _____
South :- _____

WHEREAS the Executant is the General Attorney of _____ vide General Power of Attorney executed on _____.

WHEREAS THE executant is very busy person and cannot perform the formalities of sale, management and transfer of the said property. Hence, I/We, the executant do hereby appoint nominate and constitute the above said person as our General Attorney to do the following acts on our behalf.

- 1.To submit all kinds of applications affidavit etc. whatsoever to the concerning departments on our behalf under his/her own signature.
- 2.To make any kind of alterations, additional construction and get the sanction plan for the said property from MCD/DDA/L&DO or any other authority concerned.
- 3.To take connections for installation of electricity, water, power, flush etc. to deposit the security thereof and to take the same as and when required.
- 4.To apply for the grant of sale permission/no objection/ clearance certificate of income tax and all other kind of necessary permissions of Tehsildar, competent authority from all kind of concerning departments.

5.To file any kind of civil/criminal suit or suits etc. whatsoever against others on our behalf and to contest the same if filed by others against me.

6.To appoint any vakil/advocate, further attorney or attornies on our behalf.

7.To sell the said property to any other person/persons to enter into any agreement deed, sale deed, mortgage deed/gift deed etc. whatsoever, to sign on the same, to produce the same before sub-registrar concerned for registration and to get the same registered, to receive the consideration thereof, to acknowledge the receipt of the same to deliver the possession.

8.To let out the said property to the tenant, to receive/recover the rent from the tenants and to evict them by law court, to serve them notices for the same.

9.To give statement oral/written on our behalf before any concerning authority/authorities, to sign on the same on our behalf.

Generally to do all other kind of formalities, acts, deeds and things if would not be mentioned in this deed for fully management and to sell or to transfer in any other way the said property in all respect.

I, do hereby agree to ratify and confirm all and whatsoever our said attorney/further attorney shall do or cause to be done by virtue of this deed of GPA shall be considered as I/We, could do the same myself if I was present personally.

In witnesses whereof the executant have signed this GPA on the date, month and year first above written.

WITNESSES :

1.

EXECUTANT

2.

GEN. ATTORNEY

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Delhi on this _____ Between: _____
_____, hereinafter called the First Party

AND

_____, hereinafter called the Second Party.

The expression of First Party and the Second Party shall mean and include their representatives, heirs, successors, legal representative, administrators, nominees and assigns respectively.

Whereas the First Party is the absolute owner and in possession of _____
_____, AND BOUNDED AS UNDER:

EAST : _____
WEST : _____
NORTH : _____
SOUTH : _____

Having been purchased by the first Party from _____
_____ vide Agreement to sell, receipt executed on _____.

And whereas the first party have agreed to sell the above said property for a sum of Rs. _____/- (Rupees _____) unto the second party and second party have agreed to purchase the same before marginal witnesses on the following terms and conditions :-

1. That the first party have received the full and final cost of the said property/land from the second party vide separate receipt of today and the first party have delivered the actual, physical ownership and vacant possession of the said property to the second party at the spot.

2. That the first party shall be bound to execute sale deed and to get the same registered with the office of sub-registrar concerned in favour of second party or his/her/their nominee(s) within the period of one month from the order of Govt./grant of sale permission certificate of the concerning departments, otherwise the second party shall have right to get the sale deed executed and registered by force of law court by filling a proper suit for specific performance against the first party on the court expenses of the first party, but the expenses of the sale deed shall be paid by the second party.

3. That the first party hereby assure the second party that the said property/land under sale is free from all sorts of encumbrances and the first party shall not change or revoke the deed of GPA and WILL deed which the first party have executed in favour of the second party or in favour of his/ her/ their nominee(s)/relatives. If proved otherwise or the first party shall do any commitment against the above assurances then the second party shall have right to take legal action in civil/criminal court/courts against the first party and the first party shall be liable to indemnify the second party to the extent of loss sustained by the second party. The person of the first party and his/her/their all kind of movable and immoveable properties shall be responsible for the same.

4. All the prior taxes, liabilities, bills etc. whatsoever uptill day shall be paid by the first party, but in future, the same shall be paid by the second party.

5. That the first party has handed over all the previous concerning documents to the title of the said property to the second party.

6. The second party shall have full right to transfer his/her/ their rights of said property to others, further documents of GPA, Agreement Deed, Will Deed, Receipt, Affidavit, etc. or by executing proper sale deed on the basis of GPA which the first party have executed on today in favour of second party or his/her/their other relating person only appoint by the first party for which he/she have no objection.

In witnesses whereof the parties have signed this agreement deed on the date, month and year first above written.

WITNESSES :

1.

FIRST PARTY

2.

SECOND PARTY

AFFIDAVIT

I, _____, do solemnly affirm and declare as under :-

1. That I have delivered the vacant physical possession of _____
_____ to _____
_____ vide agreement to sell dated today.

2. That I have received the full and final cost of the said property from the said purchaser and have delivered the vacant possession of the said property to the said purchaser at the spot.

3. That I have no objection of the House Tax, Electricity and Water of the said property may be transferred/installed in the name of the said purchaser in the concerning record of Govt. or MCD.

4. That the said property under sale is free from all sorts of encumbrances.

5. That I have also Executed a General Power of Attorney and that I shall never revoke the said Attorney without the prior written permission of above said purchaser.

DEPONENT

VERIFICATION

VERIFIED at Delhi on this _____ that the above statement is true and correct to the best of our knowledge and belief.

DEPONENT

RECEIPT

I, _____ have received a sum
of **Rs.** _____/- (**Rupees** _____) from _____
_____, against the full and final payment of _____
_____.

IN WITNESSES WHEREOF I, the executant have signed this Receipt on this _____ at
Delhi.

WITNESSES :

1.

EXECUTANT

2.

POSSESSION LETTER

I, _____ do hereby confirm to have delivered the vacant and on the _____ spot possession of _____
_____ to _____
_____ in pursuance of Agreement to Sell, dated _____ entered into by me.

I, Executant further declare that I/We have taken the entire consideration amount in full and final settlement of amount/accounts, from the above purchaser and he/she has become the absolute owner of the said property and now he/she is free to use the said property in any manner whatsoever he/she likes.

WITNESSES :

1. **Executant**

2.

AFFIRMATION

Received the vacant physical possession, complete in all respects of the above said property.

WITNESSES

1. **PURCHASER**

2.

WILL DEED

This deed of "WILL" is executed at Delhi on this _____ by: _____
_____, (NATIONALITY INDIAN), hereinafter called
the TESTATOR.

IN FAVOUR OF

_____, (NATIONALITY
INDIAN) , hereinafter called the beneficiary.

Life is but short, My age is about _____ years. God knows when it may come to an end.
Hence I with my free will and consent without any force or compulsion from others and in my
sound state of mind to make this WILL as under :

Whereas the TESTATOR is the owner and in possession of _____
_____, AND BOUNDED AS UNDER:

EAST : _____
WEST : _____
NORTH : _____
SOUTH : _____

AND whereas the Testator do hereby bequeath that after my death the above mentioned property
/property shall go and devolve to the above mentioned Beneficiary and he/she shall be the sole
and absolute owner of the above said property.

That my other legal heirs, successors, and other legal representative shall have no right or
interest in the concerning of the above said property and no one shall raise any objection in
respect of this regard, if anyone raises then the same shall be considered as null and void and
ineffective before the court of law and Biradari Panchayat.

That this is my first and last will deed in respect of the above said property which shall be acted
upon only after my death.

IN WITNESS WHEREOF THE TESTATOR HAVE SIGNED ON THIS WILL DEED ON THE
DAY MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESSES :

1.

TESTATOR

2.