

## 2. GENERAL POWER OF ATTORNEY

Know all men by these presents that I, \_\_\_\_\_ son of resident of \_\_\_\_\_ do hereby appoint, nominate and constitute son of \_\_\_\_\_ resident of \_\_\_\_\_ as my true and lawful attorney to do the following acts, deeds and things on my behalf and in my name in respect of (hereinafter called the property) with the leasehold rights of the land under the said property.

Whereas I am personally unable to do the same, I hereby authorise my said attorney as under:—

1. To pay the lease money and other dues regarding the said property to the concerned authority, on demand.
2. To file affidavit or reply to any letter or notice issued by the appropriate authority regarding the said property.
3. To sign and get the perpetual lease deed of the said property from the office of the concerned authority, \_\_\_\_\_ and get the same registered in the office of the Sub-registrar,
4. To sign and get the supplemental deed of the said property from the office of the concerned authority \_\_\_\_\_, and get the same registered in the office of the Sub-registrar
5. To appear in all the offices of the appropriate authority as well as competent authority in respect of all the matters regarding the said property and to do all other acts, deeds and things which are necessary for the same.
6. To pay the house tax of the said property to the Municipal Corporation.
7. To apply and get the refund of house tax of the said property from the office of the Municipal Corporation if paid in excess.
8. To apply and get the electric, power and water connections and other services in the said property from the authority concerned.
9. To execute, sign and present all kinds of suits, complaints, appeals, reviews, revisions, statements, applications, affidavits, agreements, etc., in proper court and offices and to proceed in all the proceedings filed in my name and against me regarding the said property, to compromise and compound the cases, to withdraw them, to deposit and withdraw money, to deposit and withdraw documents and to issue receipts and to take every step for the same regarding the said property.
10. To let out the said property on rent to any person(s), to realise the rents of the said property from the tenant(s) under legal separate receipts or otherwise.
11. To file suit for the ejection of the tenant(s) from the said property and to file suit for the recovery of the rent against the tenant(s) in the court of law.
12. To apply and get the sale permission from the lessor and/or the competent authority under the provisions of the Urban Land (C&R) Act, 1976 and any other law.
13. To appoint any arbitrator in respect of any dispute regarding the said property and to accept the award of the said arbitrator.
14. To sell the said property with the leasehold rights of the land under the said property to any person/s, to execute proper sale deed to present the same for registration before the Sub-registrar concerned \_\_\_\_\_ and to admit the execution thereof, to receive the consideration amount or earnest money and to handover the possession to the purchaser(s) and to mutate the same in the

relevant records and to do all acts, deeds and things which are necessary for the same.

15. To engage any pleader or advocate and to conduct all sorts of cases regarding the said property.
16. To appoint and remove further attorney(s).
17. To apply and get the ITC Certificate from the appropriate authority under his/her/their signatures for the completion of the sale deed of the said property.
18. 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 concerned Sub-registrar.
19. To convert the abovementioned property from leasehold to free hold from the office of the lessor, to pay the conversion charge, and in this regard to make and file any sort of application, to sign prescribed forms etc., to sign and execute any kind of affidavit, undertaking, Indemnity Bond etc., and to do all acts, deeds and things which are necessary for the same.
20. To do all acts, deeds and things which are necessary for obtaining the lease deed or sub-lease deed in respect of the said property from the concerned authorities and to present the same for registration before the Sub-registrar concerned, or any other authority.
21. And generally to do all acts, deeds and things regarding the abovementioned property which are not specifically mentioned in this deed as my said attorney deems fit and proper.

I hereby ratify and confirm all acts, deeds and things done by my said attorney as if the same were done by me in person.

IN WITNESS WHEREOF, I have signed this General Power of Attorney, on in the presence of the following witnesses:

Dated:

Witnesses:

Executant