

8148

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141

भारतीय गैर न्यायिक

पचास
रुपयेFIFTY
RUPEES

रु.50

Rs.50



INDIA NON JUDICIAL

असम ASSAM

Admissible under Act No. 1 of 1901
 Stamped (or exempted from stamp duty)
 under the Indian Stamp Act, 1899 (Act
 1899) (Assam Amendment) Act 2004 (Act No. 18
 of 2004)

H 796821

IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS That We, (1) **SRI KAPOOR CHAND SETHI** (2) **SRI SURESH JAIN SETHI**, both are sons of Late Nemichand Sethi (3) **(3) SRI VINAY SETHI**, Son of Sri Suresh Jain Sethi and (4) **SRI RAVI SETHI** son of Kapoor Chand Sethi, all are residents of Chainsukh Building, H.M. Das Road, Rehabari, under P.S.-Paltan Bazar, Guwahati-781008, in the district of Kamrup(Metro) Assam do hereby constitute, authorize, empower and appoint, **M/S AAKASH DEVELOPERS**, a partnership firm, having its office at House No.1, Chainsukh Building, 2nd floor, H.M. Das Road, Rehabari, P.S: Paltanbazar, Guwahati-781008, represented by its partner Sri Rahul Sethi, Son of Sri Suresh Jain Sethi as my lawful attorney in my name and on our behalf to exercise all kinds of power required for construction of a multistoried building relating to all that piece and parcel of a plot of land measuring **2(Two) Bigha 1 (One) Katha** covered by Dag No. 800 of K.P. Patta No. 451 of Revenue Village- Gotanagar, under Mouza- Jalukbari, in the district of Kamrup(Metro) Assam and hereinafter called and referred to as the 'said land' and more particularly and fully described in schedule annexed hereto in our name and on our behalf.

For, AAKASH DEVELOPERS

Rahul Sethi

Partner

Rahul Sethi

Suresh Jain

Kapoor Chand Sethi

भारतीय गैर न्यायिक

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অসম ASSAM

H 796822

WHEREAS We are the absolute owner and in possessor of a plot of land measuring 2(Two) Bigha 1 (One) Katha covered by Dag No. 800 of K.P. Patta No. 451 of Revenue Village-Gotanagar, under Mouza- Jalukbari, in the district of Kamrup(Metro) Assam which has been more particularly and specifically described in schedule annexed hereto.



AND WHEREAS a DEED OF AGREEMENT has been made by and between M/S AAKASH DEVELOPERS, a partnership firm, the Developer / Builder and myself whereby the said Builder / Developer has been authorized by me and given all the powers to construct Multistoried Apartment / Building, flat and / or house on the aforesaid plots of land.



AND WHEREAS for the purpose of carrying out all the works, things, deeds and matters, embodied in the said DEED OF AGREEMENT made by and between the Builder and Developer, M/S AAKASH DEVELOPERS, a partnership firm and myself, it becomes imperatively necessary to give statutory recognition to the said Builder / Developer, M/S AAKASH DEVELOPERS, a partnership firm by executing this deed of IRREVOCABLE POWER OF ATTORNEY and authorizing the said Builder to act for and on my behalf.



For
Rajesh Kumar
Partners

Rajesh Kumar

Sumit

Sumit

Sumit



असम ASSAM

H 796823

NOW THEREFORE BY THESE PRESENTS, We do hereby authorize and empower **M/S AAKASH DEVELOPERS**, a partnership firm as my lawful attorney for me and on my behalf to do the following, among others acts, deeds and things that to say:-

1. To construct and complete a residential as well as commercial Building on the scheduled land, with all proper facilities and fittings, parking, drains, sewerage in substantial and workman like manner in accordance with the approved drawings and plans and specifications to be approved by the competent authority.
2. To sell, allot and dispose of the Builder's Allocation of the said building and / or any part thereof.
3. To manage the same with a power to engage, appoint employees, experts, chowkidars, labour, accountants or any clerk for the purpose of management and / or for carrying on the day to day work of the said land and building to be erected, on such remuneration as said builder, thinks fit, wise and proper.

For, AAKASH DEVELOPERS

Rahul Sethi

Partner

भारतीय गैर न्यायिक

पचास
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INDIA

INDIA NON JUDICIAL

भारत ASSAM

H 796824

4. To enter upon the agreements with any person in respect of the Builder's Allocation in pursuant to the agreement of the building to be constructed.
5. To advertise for sale, lease or otherwise procure and negotiate the sale of Builder's Allocation in pursuant to the agreement of the building and / or any part thereof to be constructed.
6. To obtain No-objection Certificate in my name or in the name of the company from the Guwahati Municipal Corporation/ Guwahati Metropolitan Development Authority or any competent authority
Time being in force.
7. To obtain electrical and water connection in my name or in the name of the company from the APDCL, Guwahati Municipal Corporation or any other competent authority for the time being in force.
8. To receive from the purchaser / purchasers, the purchased money and to give proper receipt and discharge for the same.

For, AAKASH DEVELOPERS

Ra Anil Sethi

Partner

Guwahati

Ravi Sethi

Guwahati

9. To sign any kind of document(s) in my name or on my behalf to execute and sign a proper conveyance of the said property after completion of the building on the said purchaser(s).
10. To present the said deed of agreements, conveyance for registration to the proper registration authority and to admit the receipt of the consideration money and to have the said deed registered and to do all acts, deeds and things which may be necessary for conveying the land and the building (to be constructed) and registering the said deed as fully and effectively in all respect.
11. To sign, make and present an application, document and affidavit and to obtain necessary permission for sale and / or construction of the building from the Guwahati Metropolitan Development Authority and Guwahati Municipal Corporation or any other competent authority including any department of Government of Assam / Central Government and represent for any kind of requirement.
12. To file, sign application, petition, plaints and execution to any court.
13. To indemnify against all Third Party claims and actions which may arise due to any sort of act of omission and commission on the part of the Second Party / Builder and defend all suits, proceedings, actions which may arise in the course of construction of the building.
14. To withdraw and receive documents and any money from the Courts or from the opposite parties, either in execution of the decree or otherwise and on receipt of payment thereof to sign and deliver for me and on my behalf and in my name proper receipt and discharge for the same.
15. To file and execute any compromise and to engage and appoint any lawyer or lawyers to conduct the case wherever my said attorney may think proper and necessary.
16. To apply for, demand, sue for, recover and receive of and from all and every or any person or persons whomsoever concerned or chargeable therewith all and every sum or sums of money, debts, goods, effects and interests which shall or may belong to or become due or payable to me.
17. To take any project loan or do any transaction / tie-up from Bank or financial institution for expeditious completion of the project.

For AAKASH DEVELOPERS

Rahul Sethi.

Partner

Rahul Sethi

Upd. 20/11/20

Sumit

Rahul Sethi

18. To deposit the title deed, land documents or any other necessary documents relating to the land in the Bank or any other financial institution to obtain loan for completion of the project as and when required.
 19. To represent me before any Bank or financial institution to take any decision for the benefit or the completion of the project.
 20. To sign and deposit original documents relating to the land to obtain loan from the financial institution or from any kind of bank to complete the said project.
 21. To take possession of the said property, land, building or tenements as We are now or in any way become entitled to and to bring any action or other proceedings in respect of or for or concerning all or any property, land, building and also to demand, received, recover and gift receipt thereof and to let, sell or absolutely dispose of and convey the same or any part thereof and in my name or prospective buyers to give, make, enter into and execute every such bond, covenant or other obligation as shall be required..
- D. Anil Kumar
V. Praveen Kumar

However, this power of attorney will not empower or authorized the Builder, **M/S AAKASH DEVELOPERS**, a partnership firm to sell the hole land or any a part of the said land to any individual or organization except the undivided proportionate share of land to the prospective Flat Owner(s) of the said building.

Anil Kumar

And generally to do, execute and perform every other act, matter and things whatsoever in any way necessary or expedient to be done in respect of the said land and the building to be raised.

And We do hereby agree to confirm and ratify all the whatsoever my said attorney or any substitute or substitutes or agents appointed by him, under the power in that behalf hereinafter contained shall lawfully do or cause to be done.

Praveen Kumar

For, AAKASH DEVELOPERS

Robert S. S. S.

Partner

**DETAILS OF PROPERTY REGARDING WHICH THE
POWER OF ATTORNEY IS GIVEN:-**

All that the piece and parcel of a plot of land measuring 2(Two) Bigha 1 (One) Katha covered by Dag No. 800 of K.P. Patta No. 451 of Revenue Village- Gotanagar, under Mouza- Jalukbari, in the district of Kamrup(Metro) Assam which is bound by:

NORTH : Land of Dag No. 799
EAST : Land of Dag No. 800
SOUTH : Remaining Dag of 800
WEST : Railway Line

IN WITNESS WHEREOF We do hereby put our hand unto this deed of IRREVOCABLE POWER OF ATTORNEY in sound mind and health on this the .7th day of April, 2021 at Guwahati in presence of the following witnesses.

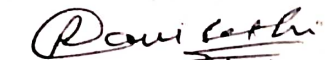
WITNESSES:

1. Chandan Grupta
Dormest Wood building
Chhatraibari Ghy: 01

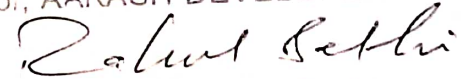
2. Sanjay Sinha
S/o- Sanjay Sinha
A.T. Road Ghy - 1



Chhatraibari Ghy: 01

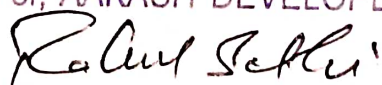

EXECUTANTS

For, AAKASH DEVELOPERS


Partner

ATTORNEY HOLDER

For, AAKASH DEVELOPERS



Partner