

1666

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BG 327010



Cover  
Sector-32, No.



Cover  
Sector-32, NOIDA (U.P.)

GENERAL POWER OF ATTORNEY

*Signature*



*Signature*



29 APR 2016

14  
क्रम सं० \_\_\_\_\_ स्टाम्प विभाग की तिथि \_\_\_\_\_  
स्टाम्प क्रय करने का प्रयोजन \_\_\_\_\_ 400 \_\_\_\_\_  
स्टाम्प केता का नाम व पूरा पता \_\_\_\_\_  
स्टाम्प की धनराशि \_\_\_\_\_ 50 \_\_\_\_\_

राजीव कुमार स्टाम्प विक्रेता

ला० नं० 125/12-13, ला० सं० 31-3-2017

रा-निबन्धक कार्यालय परिसर नं० 33 सोपडा

राजीव चन्द दास जी व उनकी रास दास

पुडुको





This General Power of Attorney is made and executed at NOIDA, on this 29<sup>th</sup> day of APRIL, 2016, by **SHRI SUBHASH CHANDER CHHABRA S/O LATE SHRI KANSI RAM CHHABRA R/O 4-D, BLOCK-A-3, PASCHIM VIHAR, NEW DELHI** (voter NO. NJJ1077445), presently residing at VILLAGE BHANGEL, NOIDA, sole prop. of M/S EMBASSY RUBBER INDUSTRIES, at 117, EAST MOTI BAGH, SARAI ROHILLA, DELHI-110007, hereinafter called the EXECUTANT.

In Favour Of:

**SHRI ASHWANI BANSAL S/O SHRI BRLJ MOHAN BANSAL R/O B-1, GURU NANAK APARTMENTS, WEST ENCLAVE, PITAMPURA, DELHI** (aadhar NO. 731309943643) hereinafter called the GENERAL ATTORNEY).

WHEREAS the EXECUTANT abovesaid is actual and absolute lessee, owner, and in possession of D.S.I.I.D.C. INDUSTRIAL BUILT UP PROPERTY BEARING NO. "49" FROM BOTTOM TO TOP WITH ROOF RIGHTS, UPTO SKY, BUILT ON AREA MEASURING "100" SQ. METERS, POCKET-"B", SECTOR-"5", SITUATED IN THE LAYOUT PLAN OF BAWANA INDUSTRIAL COMPLEX, **BAWANA**, DELHI-110039, UNDER RELOCATION SCHEME, DELHI with the lease hold rights of land underneath, allotted by the D.S.I.I.D.C. to the allottee, against application No. "277", hereinafter called the property.

AND I/we, the Executant do hereby empower my/our aforesaid General Power of Attorney to do the following acts, deeds and things in my/our name and on my/our behalf legally, as under :-

1. To manage, control and supervise the above said property.
2. To pay all Ground Rents, Penalties, other charges, Levies, Local Taxes, whatsoever payable for and/or on account of above said property and also to apply and receive above said Taxes, Charges, etc. to the concerned Department(s) and/or Authority(s).
3. To negotiate, enter into an Agreement(s) for and /or to let, lease relicense the said property or any portion thereof to such person(s) or body(s) and for such consideration(s) as the said GENERAL ATTORNEY(S) deems fit and proper.
4. To collect, demand and /or recover rent and any other payment whatsoever due or becoming due from time to time in respect of the above said property or any portion thereof and to give a valid just and reasonable adjustments and allowances in respect of the rents, rates, taxes and other out going etc.

*Cover*

*Shri Ashwani Bansal*

*Guider*

मुख्तारनामा आम

500.00 60 560.00 18  
कोम रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्री सुभाष चन्द्र छाबड़ा  
पुत्र श्री कांसी राम छाबड़ी

व्यवसाय अन्य

निवासी म्वादी 4-डी ब्लाक ए 3 पश्चिम विहार दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 29/4/2016 समय 1:26PM

द्वारे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)  
उप-निबन्धक द्वितीय  
नोएडा

29/4/2016

निष्पादन लेखपत्र वाद मुनने व समयझने मजमून  
मुख्तार कर्ता

श्री सुभाष चन्द्र छाबड़ा  
पुत्र श्री कांसी राम छाबड़ी  
पेशा अन्य  
निवासी 4-डी ब्लाक ए 3 पश्चिम विहार दिल्ली

*Guider*

मुख्तार



श्री अरुपनी बंसल  
पुत्र श्री बृज मोहन बंसल  
पेशा अन्य  
निवासी बी 1 गुरु नानक अपार्ट0 वेस्ट एन्क0  
पीतमपुरा दिल्ली



ने निष्पादन स्वीकार किया।

जिनकी पहचान अजीत पाल आधार नं0-209322948860

जसवीर सिंह

पेशा अन्य

निवासी एच-3/71 सेक्टर 11 रोहिणी दिल्ली

राजेश कुमार डीएल नं0-03017063044

भीम जैन

पेशा अन्य

निवासी 1749बी शान्ती नगर त्रि नगर दिल्ली

ने की।

एनयझने भद्र साक्षियों के निजान अंगुठे निबन्धनानुसार लिखे गये



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)  
उप-निबन्धक द्वितीय  
नोएडा

29/4/2016

मुख्यार कर्ता

Registration No.: 1666

Year: 2016

Book No.: 4

0101 सुभाष चन्द्र झा

राजीव राय झा

4-डी ब्लॉक ए 3 पश्चिम विहार दिल्ली

अन्य

*Quota*





- (4)
12. To apply, appear and get Water, Electric, Sewer connections and other services and also apply and get existing name(s) changed to other name(s) from the office of the concerned department of the State Govt./Statutory Authority(s) etc. and/or may also apply and get the site changed of the meters etc. of such services.
  13. To apply and appear before the State Govt. Administration, or any other Statutory Authority(s) and/or all other Bodies or Authorities concerned for the sanction of Construction /Renovation, Revision, Modification, Validation and/or revalidation of any building plan in respect of the above said property and to make all such deposits as may be necessary for the purpose and also to receive all such refunds and may be or become due.
  14. To apply for, take-up, pursue and/or otherwise to do all acts, deeds, matters and things required to obtain notation of the said property in favour of the intending purchaser(s) applications and/or documents before the authority competent of carry out Mutation and also to appear in person and give any or all kind of statement for the purpose before such authority(s).
  15. To apply and get the occupancy and/or completion Certificate of the Construction, Renovation additions or alteration and or any other certificate(s) from the concerned Department of the State Govt., Statutory Authority, Local Self-Govt. etc.
  16. To file and/or defend any and/or all suits, petitions, Applications and/or proceedings whatsoever arising out of in connection with the said property and/or for the purposes thereof in exercise of all or all courts/departments concerned from lower to highest jurisdictions in this respect, without harming the interest of the executant in any respect.
  17. To apply and collect the possession letter, to take physical possession at from the appropriate authority/body in respect of the above said property.
  18. To get the said sale deed, transfer deed, lease deed and/or conveyance deed of the said property executed from the owner and get the said lessee and/or conveyance deed stamped from the collector of stamps, sign and said lease and/or conveyance deed or any other document(s) to present the said deed before the Registrar/Sub Registrar concerned for registration, to admit its execution, and get the same Registered.

Tride

*[Handwritten Signature]*

मुख्तार

Registration No. : 1666

Year : 2,016

Book No. : 4

0201 अश्वनी बंसल

बृज मोहन बंसल

बी 1 गुरु नानक अपार्ट0 वेस्ट एन्क0 पीतमपुरा दिल्ली

अन्य

*Deep*





- (5)
19. To manage, control and supervise the construction/Renovation work and to give any contract for the same to the contractor, to engage engineer, architect, labour for the same at any rates.
  20. To give in respect of and/or for the purpose(s) in the exercise of any/or all the powers herein contained, such as Indemnities, Undertaking, affidavits, Applications, Bonds, Prescribed forms, Declarations, and/or Securities, Statements, etc., and to verify them, as the said GENERAL ATTORNEY (s) may in absolute discretion deems fit and also to sign, file and/or execute any and/or all papers, deeds, documents, suits, defenses, written statements, appeals, declaration and other things whatsoever, as may be required before any or all courts/departments concerned from lower to highest Jurisdictions in respect thereof.
  21. To sell the said property, to execute the sale deed, transfer deed, lease deed, conveyance deed, sub-lease deed, to present the same for registration, to admit the execution, to receive the consideration amount in cash or demand draft, pay order, & cheques, to issue receipt and to get the same registered with the Registrar office.
  22. The money receipts issued by said attorney in respect of the said property will be deems to have been authentically issued by the executant(s).
  23. To obtain delivery of documents got registered by the Executant(s) and/or by his/her/their principal owner/to whom the executants is the attorney holder to apply for certified copy(s) of the documents got registered by me/us including all documents of Book-IV, in respect of above said property, from the officer of the registrar/sub-registrar concerned under his own signature as deems fit and proper.
  24. To apply and get the sale permission from the lessor and/or the competent authority under the provision of urban land (C&R) ACT, 1976. To convert under the above mentioned property from the lease hold to free hold from the office of the concerned authority, to pay the conversion charges, and in this regard to make and file any sorts of applications, sign prescribed forms etc. to sign and executed any kinds of affidavits, undertaking, indemnity bond etc. and to do all acts, deeds and things which are necessary for the same.

Attorney



*John Paul*





गवाह

Registration No.: 1666

Year: 2016

Book No.: 4

W1 अजीत पाल आधार नं०-209322948860

जसवीर सिंह

एच-3/71 सेक्टर 11 रोहिणी दिल्ली

अन्य



W2 राजेश कुमार डीएल नं०-03017063044

भीम जैन

1749बी शान्ती नगर त्रि नगर दिल्ली

अन्य



(6)

25. That this General power of attorney is Revocable and without any sale consideration.

26. That this document has been drafted by the Deed Writer/Advocate on the basis and light of documentary evidence, which was provided by the Executant/s to the Deed Writer/Advocate, under the verbal statement of the EXECUTANT, and for which the all liabilities and responsibility shall be of both the parties, and Deed Writer/Advocate and Stamp Vendor shall have not any one kinds of liabilities and responsibility in this GPA.

AND ALSO Generally to do all other acts, deeds and things even which have not been specified above but which may become necessary to be performed at any stage by the said GENERAL ATTORNEY(S). in respect of the above said property.

The EXECUTANT do hereby ratify and confirm and to undertake to be bound by all whatsoever the said GENERAL ATTORNEY shall do or perform or cause to be done or performed pursuant to or by virtue of these presents in all respects.



*Deed*



*Deed*





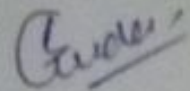
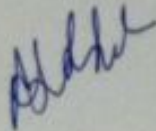


(7)

IN WITNESS WHEREOF, the EXECUTANT, has executed this G.P.A. AT NOIDA, in the presence of the following witnesses, who have also signed in the presence of the EXECUTANT.

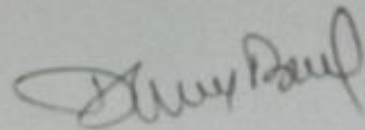
WITNESSES:

1.



EXECUTANT

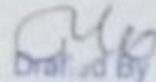
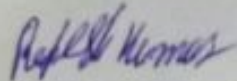
AJEET PAL  
S/O SH. JASBIR SINGH  
R/O H-3/71, SECTORT-11, ROHINI, DELHI-110085  
(aadhar NO. 209322948860)



ATTORNEY



2.  
RAJESH KUMAR  
S/O SH. BHIM JAIN  
R/O 1749B, SHANTI NAGAR, TRI NAGAR, DELHI  
(voter NO. DL/03/017/063044)



N. K. SHARMA

(Advocate)

Chamber No.-12, Sub Register Office  
Sector-32, NOIDA (U.P.)



आज दिनांक 29/04/2016 को

वही सं 4 जिल्द सं 2560

पृष्ठ सं 225 से 242 पर क्रमांक 1666

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

(एस0 के0 सिंह )

उप-निबन्धक द्वितीय

नोएडा

29/4/2016

