

GENERAL POWER OF ATTORNEY

Know all men by these presents that We _____ residing at _____ within the limits of the Kolkata Municipal Corporation SEND GREETINGS :

It has become necessary to appoint a Constituted Attorney to look after, manage etc. in respect of our immovable property by situate and lying within the Union of India which includes the property situated within the limits of The Kolkata Municipal Corporation at _____ within district _____ at Kolkata etc.

We the said _____ do hereby nominate constitute and appoint _____ residing at _____ within Police Station within the limits of The Kolkata Municipal Corporation to do the following acts relating to our immovable property situated within the Union of India as aforementioned.

1. To realise and/or receive rents issues profits benefits and usufructs in respect of our said property and to grant receipts and discharge for the same in full settlement and/or satisfaction as facts and circumstances may require arise and justify.
2. To appear and to do and perform all necessary acts and deeds in all Courts i.e. Civil Revenue or Criminal whether original or appellate in the Registration Office Income Tax Office and in any office of Government Office of The Kolkata Municipal Corporation in the offices of any other local body or authority in connection with and/or touching in relation to and/or touching our said property or any portion or portions thereof and affairs.
3. To file suit and to defend us in any suit brought against us to sign and verify written statements petition including petitions of claims and objections affidavits memorandum of appeal and petitions and pleadings and application of all kinds and to file in any such court or office in connection with and/or in relation to and/or touching our said property and affairs relating thereto.
4. To pay all rates and taxes and other outgoings and impositions in respect of our said property or any portion or portions thereof and affairs to obtain receipts for such payments.
5. To appoint any Advocate Pleader Barrister at Law Solicitor Supreme Court Agent or Supreme Court Advocate Revenue Agent or any other legal practitioner or Lawyer.
6. To file and defend and proceed with all kinds and varieties of suit or suits and legal proceedings in connection with under/or in relation to our said property or any portion or portions thereof and affairs and to take all necessary legal proceedings and steps.
7. To file suit or suits and to serve notice on any person.
8. To deposit money into and withdraw money from any Court or public money.
9. To sign and execute any Bond of Indemnity or paper or receipt and to do and perform all acts and deeds for and in respect of and in connection with and for having and getting and receiving any claim.
10. To negotiate the terms for sale and to sell my share of the immovable property to any person or persons at any reasonable consideration or enter into a Development Agreement or arrangement with any person or persons and to receive the sale proceeds thereof.
11. To receive from the Purchaser or Purchasers as the case may be any earnest money and also the balance of purchase consideration money and to give good valid receipt and discharge for the same which will protect the purchaser or purchasers.
12. Upon such receipt aforesaid in our name and as our acts and deed to sign and execute any conveyance or conveyances in respect of the said property in favour of the said purchaser/s or his/her/their nominees or assignees by signing/writing our name as our Constituted Attorney and to get the same registered as our Constituted Attorney.
13. To sign and execute all other deeds instruments and assurances which shall be considered necessary and to enter into such covenant/s as may be required for fully and effectually conveying the said property as our Constituted Attorney as We could do myself, if presented.

14. To present any such conveyance or conveyances for registration to admit execution of the same by him as our Constituted Attorney and to admit receipt of consideration of our Constituted Attorney before the Sub-Registrar or Registrar having authority for and to have the said conveyances registered and to do all acts deeds and things which our said Constituted Attorney shall consider necessary for conveying and the said property to the said Purchaser or Purchasers as fully and effectually in all respects as We could do the same myself.
15. To invest all consideration monies and/or sale proceeds of our said property on Capital Gain Unit Scheme of Unit Trust of India in three years IDBI Capital Scheme of Industrial Bank of India or in similar Bonds issued by other concerns as approved by the Government of the Union of India to get exemption from Capital Gains Tax.
16. To invest our money in Fixed Deposits Bonds Unit Trust Post Office or any other concern of his/her choice for regular income to be fetched therefrom.
17. To open one or more than one Current/Savings Bank Account in our name as our Constituted Attorney and to operate the said account/s or accounts as the case may be.
18. To do all acts and deeds to sign and verify any paper relating to our said immovable property.
19. To apply and submit all the necessary papers to West Bengal (Regulation of Promotion of Construction & Transfer by Promoters) Rules, 1995 to obtain the registration under the said Act and also to represent and sign all the documents relating to obtaining of permission under 269 UL (3) of the Income Tax Act, 1961.
20. GENERALLY to do all lawful acts necessary for the abovementioned purpose or any one or more of such purposes.
21. AND GENERALLY EXERCISING such reasonableness and judgement as may be expected from any man of ordinary prudence to do perform and execute all deeds and acts necessary to give full effect to act as our Constituted Attorney or substitute or agent in connection with our said property or any portion or portions thereof and affairs on our behalf to execute and to do all deeds acts and things as fully and effectively in all respects as We myself could do if personally present with full right power and authority from time to time for all or any of the purposes aforesaid.
22. AND WE HEREBY AGREE that all acts deeds and things done as aforesaid by our said Attorney shall be construed as acts deeds and things done by us and We undertake and agree for and on our behalf to ratify and accept and confirm all and whatsoever that our said Attorney shall or may lawfully and honestly in good faith do or cause to be done for us by virtue of the Powers hereby given.
23. PROVIDED ALWAYS that notwithstanding anything herein contained We shall always have right and full power and absolute authority and unfettered discretion to revoke this Power of Attorney at our pleasure and our Constituted Attorney name above shall have no right whatsoever to object to such revocation.

IN WITNESS WHEREOF, We have set and subscribed our hand and seal on the ____ day of _____ 2004.

SIGNED SEALED and DELIVERED by _____ in the presence of :