



**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that I Mrs. Madhu Chordia W/o Sh. Vinay Chordia R/o 61, Sangram Colony, C-Scheme, Jaipur [Hereinafter referred to as "the Executants" in this General Power of Attorney, which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)]

*[Handwritten signature]*

*Madhu*

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SEND GREETINGS:

WHEREAS I am the owner of a land admeasuring 31755 sq. meter, which is converted in to Group housing and situated at khasra no. 160, 161, 218, 219, 255 & 253/911 Village Keshopura Ajmer Road, Jaipur by virtue of the Lease Deed dated 04-05-2012 issued by Jaipur Development Authority, Jaipur and registered on 04-05-2012 at Sub-Registrar VIII in Book No. 1, Volume No. 170, Page No.125 at serial no. 2012401002701 and pasted on additional Book No. 1 Volume No. 679 at Page No. 264 to 272.

WHEREAS I have entered into a Development Agreement dated 25.04.2013 and registered on 01-05-2013 at Sub-Registrar V in Book No. 1, Volume No. 660, Page No.173 at serial no. 2013397010640 and pasted on additional Book No. 1 Volume No. 2640 at Page No. 312 to 325 (hereinafter referred to as "**Agreement**"), with **M/S. ADARSH BUILDESTATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its Registered Office at 10th Floor, Tower 9-B, Cyber City, DLF Phase-3, Gurgaon and Branch office at Elements Mall, near DCM, Ajmer Road, Jaipur through its authorized signatory Sh. Manish Choudhary for development of a group housing project ("hereinafter referred to as the "**Project**") situated on my above said land.

WHEREAS I am house wife and generally busy in my daily routine work therefore I am unable to care of the above said land and Project.



निवासी 61 SANGRAM COLONY C SCHEME JAIPUR null null  
ने मेरे सम्मुख हस्तावेज पंजीयन हेतु प्रस्तुत किया।

Madhu

हस्ताक्षर प्रस्तुतकर्ता  
(2013397049792)

हस्ताक्षर उप पंजीयक,  
JAIPUR-V

(Power of Att. for Sale of immov. prop. (WITHIN BLOOD RELATION))

रसीद नं०	[2013397053091]
दिनांक	[6-12-2013]
पंजीयन शुल्क रु०	500
प्रतिलिपि शुल्क रु०	0
पट्टांकन शुल्क रु०	200
अन्य शुल्क रु०	210
कमी-स्टाम्प शुल्क रु०	1900
कुल योग रु०	2810

(2013397049792) उपपंजीयक, JAIPUR-V  
((Power of Att. for Sale of immov. prop. (WITHIN BLOOD RELATION)))

उक्त श्री/श्रीमती/सुश्री (Executant)

1-MADHU CHORDIYA / VINAY CHORDIYA  
उम्र -48 वर्ष जाति - MAHAJAN व्यवसाय -HOUSE WIFE  
निवासी - 61 SANGRAM COLONY C SCHEME JAIPUR

Signature

Photo

Thumb



मे लेख्यपत्र Power of Att. for Sale of immov. prop. (WITHIN BLOOD RELATION) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रु० \_\_\_\_\_ पूर्व में/मेरेसमक्ष / मे से रु० \_\_\_\_\_ पूर्व में \_\_\_\_\_ मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री MONU GUPTA  
पुत्र /पुत्री /पत्नी श्री ADVOCATE  
उम्र -0 वर्ष जाति-null व्यवसाय -ADVOCATE  
निवासी JAIPUR,,

2- श्री/श्रीमती/सुश्री VIVEK CHORDIA  
पुत्र /पुत्री /पत्नी श्री VINAY CHORDIA  
उम्र -32 वर्ष जाति-MAHAJAN व्यवसाय -BUSINESS  
निवासी 61, SANGRAM COLONY C-SCHEME JAIPUR,,

ने की है जिनके समस्त हस्ताक्षर एवं अंगूठ के निशान मेरे समक्ष लिये गये हैं।

(2013397049792)

Power of Att. for Sale of Immov. prop. (WITHIN BLOOD RELATION)

आज दिनांक 6/12/2013 को  
पुस्तक संख्या 4 जिल्द संख्या 56  
में पृष्ठ संख्या 129 क्रम संख्या 2013397001107 पर  
पंजिबद्ध किया गया तथा अतिरिक्त  
पुस्तक संख्या 4 जिल्द संख्या 112



WHEREAS In order to facilitate the process of sale of flats/units which are constructing in the project situated at the said land I do hereby nominate/constitute and appoint my husband Shri Vinay Chordia S/O Shri L.C. Chordia aged 55 years resident of 61 Sangram Colony C-Scheme, Jaipur as my true and lawful Attorney (hereinafter referred to as "*the said Attorney*") to execute and perform all or any of the following acts, deeds and things:

1. To sign, execute, enter into, modify, cancel, terminate, alter, draw, and approve agreements to sell/ Sale Deeds in respect of flats/units in the Project with such persons and on such terms & conditions as the said attorney may think fit and proper but subject to the conditions contained in the said Agreement.
2. To determine, negotiate, finalise and modify the terms & conditions of the booking and agreement to sell/ Sale Deeds/ lease deeds of the flats/units in the project including the terms related to the consequences of delay, levy of interest, interest rates on delay of payment by the prospective buyer(s), waiving off of such interest, cancellation of booking, re-allotment of flats/units and to initiate and defend any legal proceedings against and by the buyer(s) in the project.
3. To accept any/all advances/monies/consideration or other payments in respect of the flats/units situated in the projects on such terms and for such consideration as the said Attorney may think fit and proper and to do all things necessary in relation

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पंचम

Madhu

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thereto.

4. To sell and dispose off all or any of the flats/units situated in the project Units on such terms and for such consideration as the said Attorney may think fit and proper and to do all things necessary in relation thereto subject to the conditions contained in the said Agreement.
5. To sign on tripartite Agreements/ deeds of flats/units situated in the project.
6. To present the documents for registration and admit the execution of such documents before the appropriate authority subject to the conditions contained in the said Agreement.
7. To do all other acts, deeds and things that is incidental or ancillary to or necessary in respect of the above mentioned and in accordance with the Agreement.
8. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things incidental or ancillary to and/or necessary for:
  - a) all or any of the purposes aforesaid,
  - b) the sale/disposal of the Units situated in the project in accordance with the Agreement.



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That all terms and conditions of the said Development Agreement, dated 25.04.2010 to the extent applicable, shall form part of this Power of Attorney.

IN WITNESS WHERE OF, the executants has signed this General Power of Attorney on this \_\_\_\_ Day of \_\_\_\_. 2013 at Jaipur (Raj.)

Madhu Chordia  
(Executants)

WITNESSES;

1.  विवेक चोरीडा शं विनय चोरीडा  
61 संशाम कोलोनी
2.  मोर गुप्ता शं हनुमान लक्ष्मण गुप्ता  
शाम-बल्ली मि जयपुर

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