

JAHANGIR TUTORIALS

COMPANY SECRETARY CLASSES

DRAFT FORMATS

PART – 2

CS PROFESSIONAL

VERIFIED BY OTP

Zubair Jahangir

21 May, 2025 11:04:13am

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FORMAT FOR AGREEMENT/DEED

AGREEMENT/DEED

THIS AGREEMENT/DEED OF _____ is made and entered into at _____ on this _____

BETWEEN

_____, Indian Inhabitant, resident of _____, hereinafter called "**FIRST PARTY**" (which expression shall unless sit be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **ONE PART**;

AND

_____ S/o _____ Indian Inhabitant, having permanent address at : _____, hereinafter called the Licensee (which repression shall it be repugnant to the context or meaning thereof be deemed to mean and include his successors or successors) of the **Other Part**.

WHEREAS the First Party is engaged in the business of _____

AND WHEREAS the Second party is engaged in the business of _____

AND WHEREAS the First party has approached the Second party to _____

AND WHEREAS the parties **have mutually agreed** on the terms and conditions mentioned herein.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. Consideration Clause

In consideration of the total sum of **Rs. [Insert Amount]**, which **has been paid** by **[Party A]** to **[Party B]** on **[Insert Date]**, and the receipt of which is acknowledged herein, with a copy of the receipt attached, **[Party B]** transfers, assigns, and delivers **[describe the obligation, goods, or services]** to **[Party A]** as per the **terms and conditions** of this agreement.

2. Covenant and Indemnity Clause

Covenants

[Party B] hereby **covenants** with **[Party A]** and provides the following assurances:

- **[Party B]** confirms that they have the **full right, power, and legal authority** to enter into this agreement and perform all obligations stated herein.
- The subject matter of this agreement, whether in the form of property, services, or intellectual rights, is **free from any and all encumbrances**, including but not limited to **liens, mortgages, claims, legal disputes, or third-party rights**.
- **[Party B]** assures that they will **fully comply with all applicable laws and regulations** and will execute any necessary documents required to ensure a **clear and legally valid transfer** of rights.

Indemnity

If any of the **covenants, representations, or warranties** stated in this agreement are later found to be **false, inaccurate, or misleading**, or if **[Party A]** suffers **any financial loss, legal dispute, or damages** as a result of such misrepresentation or breach, **[Party B]** shall be solely responsible for all **liabilities, costs, claims, and legal expenses** incurred. **[Party B]** further agrees to fully **indemnify and hold harmless [Party A]** against any such losses.

3. Force Majeure Clause

Neither party shall be held responsible for any **failure or delay** in fulfilling their contractual obligations if such failure or delay arises due to **unforeseen events beyond their control**. These events shall include, but are not limited to:

- **Natural disasters**, such as earthquakes, floods, or hurricanes;
- **Acts of God**, including pandemics and unforeseen global crises;
- **War, terrorism, or civil unrest** causing disruption in performance;
- **Governmental restrictions, regulatory changes, or legal prohibitions**;
- **Cyberattacks, power outages, or industrial strikes** affecting operations.

If a **force majeure event** continues to prevent performance for a period exceeding **[Insert Duration]**, either party shall have the right to **terminate the agreement** with prior written notice.

4. Confidentiality Clause

Both parties agree that all **confidential information** exchanged under this agreement shall be **strictly protected and not disclosed** to any third party without obtaining prior **written consent** from the disclosing party.

For the purpose of this clause, **confidential information** includes, but is not limited to:

- **Business strategies, financial data, client lists, trade secrets, and intellectual property**;
- Any **proprietary processes, formulas, or technical know-how** belonging to either party;
- Any **internal reports, negotiations, or communications** not intended for public disclosure.

This **confidentiality obligation** shall remain in effect **even after the termination or expiration** of this agreement for a period of **[Insert Number]** years.

5. Termination Clause

This agreement may be **terminated** by either party under the following conditions:

- **Mutual agreement** in writing between both parties to discontinue the contractual relationship.
- A **material breach** of any term or condition of this agreement by either party, provided that the breaching party fails to **rectify the breach** within **[Insert Number]** days after receiving written notice.
- If either party is declared **insolvent, files for bankruptcy, or undergoes liquidation**, thereby affecting their ability to fulfill contractual obligations.

- If a **force majeure event** continues to obstruct performance for more than **[Insert Duration]**, making it impractical to continue.

Upon **termination of the agreement**, both parties must promptly return or destroy all **confidential information, proprietary materials, and intellectual property** that belong to the other party.

6. Arbitration Clause

If the parties **fail to resolve the dispute amicably** within **[Insert Number]** days from the date of notification, the dispute shall be **referred to and finally settled by arbitration** in accordance with the **[Insert Arbitration Act and Rules]**.

- The arbitration shall be conducted in **[Insert Location]**.
 - The arbitration proceedings shall be conducted in **[Insert Language]**.
 - The decision of the **arbitrator(s)** shall be **final and binding** on both parties.
 - Each party shall bear its own costs, unless otherwise awarded by the arbitrator.
-

7. Restrictive Covenants

For a period of **[Insert Number]** years from the execution of this agreement, **[Party B]** agrees to adhere to the following **restrictions**:

- **Non-Solicitation:** **[Party B]** shall not directly or indirectly solicit, approach, or attempt to solicit **customers, clients, employees, or suppliers** of **[Party A]** for any competing business.
- **No Unauthorized Use:** **[Party B]** shall not use any **trade secrets, confidential data, or business processes** of **[Party A]** for any unauthorized purposes.
- **Geographic Limitation:** **[Party B]** shall not engage in any **competing business activities** within **[Insert Geographic Location]** without obtaining prior written approval from **[Party A]**.

Both parties acknowledge that these **restrictive covenants** are fair, reasonable, and necessary to protect the **legitimate business interests** of **[Party A]**.

8. Non-Compete Clause

During the term of this agreement and for a period of **[Insert Number]** years following its expiration or termination, **[Party B]** agrees that they shall **not, directly or indirectly**:

- **Engage in, own, manage, operate, or provide services** to any business that is in **competition** with **[Party A]** within **[Insert Geographic Location]**.
- **Use confidential business strategies, client data, or trade secrets** obtained from **[Party A]** to establish or promote any competing business.
- **Offer similar services or products** that directly compete with **[Party A]**, either independently or through any third party.

If **[Party B]** breaches this **non-compete obligation**, **[Party A]** shall have the right to seek **injunctive relief, damages, and any other legal remedies** available under applicable law.

IN WITNESS WHEREOF the Parties hereto have set their respective hands on the day month and year first hereinabove written.

SIGNED SEALED AND DELIVERED]

By the withinnamed – First Party]

Name -]

In the presence of]

]

Signature of Witness _____]

Name : _____]

Address : _____]

_____]

_____]

<u>Photo</u>	
	Signature
	Name of First Party -

SIGNED SEALED AND DELIVERED]

By the withinnamed – Second Party]

Name -]

In the presence of]

Signature of Witness _____]

Name : _____]

Address : _____]

<u>Photo</u>	
	Signature
	Name of Second party

*** SIGNED SEALED AND DELIVERED ***

WILL

I, _____, age 65 years old, Muslim, an Indian inhabitant of Mumbai, residing at _____, Mumbai 400003, do hereby declare that, I have not made any will or testamentary writing before, I do hereby declare that, this to be my last Will and Testament.

1. I declare that, I possessed and occupied the immovable property being Room No. _____ Mumbai 400003, situated on the land bearing C.S. No. ___ of Division, Mumbai City and in the Registration District of Mumbai (hereinafter referred to as '**the said Property**') under tenancy on 'Pagdi Basis' from landlord, Maqsood A. Solanki and I am regularly paying monthly rent towards my tenancy premises to Landlord.
2. Now I am 65 years old and though I am physically and mentally fit and I have full and absolute power and discretions to write this Will.
3. I hereby declare that, I have legal heirs i.e. wife, _____, Daughter, _____, sons, _____ and _____.
4. I hereby declare that, I do hereby bequeath my aforesaid immovable property being Room No. _____

gesture my one son, _____ will not get and entitle any rights, interest and share in this Room in whatsoever manner.

5. I hereby declare that, after my death, the said Property will go to and devolve by share as under :

Name	Share
i) Wife, _____	25 %
ii) Daughter, _____	25 %
iii) Son, _____	50 %

6. I hereby declare that I am executing this last will voluntarily out of my own free will without any compulsion or pressure of any person having a sound mind.

7. I do hereby appoint, _____ residing at _____, Mumbai-400010 to be my executor of this will.

8. I state and declare that the contents of this Will have been read out and explained to me and I am fully satisfied with the contents of the same and out of my own free will and I have signed in the presence of witnesses.

IN WITNESS WHEREOF I, _____, have set my hands
on this will at Mumbai this the 17th day of August 2019.

SIGNED by the within named)

MR. _____)

As his last Will and Testament after)

the same has been read over to him)

in the joint presence of himself and)

us who, at his request and in such)

joint presence, have hereunto set)

and have subscribed our name as)

Attesting witnesses....)

WTNESSES:

1. _____

Name: _____

2. _____

Name: _____

JAHANGIR TUTORIALS

SALE – D E E D

THIS INDENTURE OF SALE is made and entered into at Mumbai, on this _____ day of January, 2018;

BETWEEN

_____ an Adult, Indian Inhabitant of Mumbai, presently residing at _____, hereinafter called and referred to as the SELLER (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART

AND

_____, an adult, Indian Inhabitant of Mumbai, residing at: _____, hereinafter called and referred to as the PURCHASER (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

AND WHEREAS the SAID FLAT NO. _____, (hereinafter referred to as the said FLAT PREMISES) the Said Flat/Property Constructed by _____ through its partner.

WHEREAS the Said Flat Purchased by the _____ by Registered document vide Register No. _____ on dated _____ (herein after called the Seller is the occupied owner of the said FLAT premises) so he have rights, title and interest to seal the above said property/flat.

AND WHEREAS due to personal difficulties and unavoidable circumstances, the Seller could not look after and manage all the affairs of the said FLAT premises therefore the Seller has decided to sell the said FLAT premises and the Purchaser has agreed to purchase the same which is of absolute ownership rights and the same occupancy rights which are vested in him as mentioned above which he wishes to sell and transfer for a total sum of Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only) the Purchaser with which the Seller is willing to sell, transfer and assign all his absolute rights as well as the other rights over the said FLAT premises which he has acquired from the Developer/Board as stated above on execution of this deed of sale and on receipt of full and final consideration.

NOW THEREFORE THIS DEED WITNESSETH AS UNDER ;

1. The Seller hereby agrees to sell and the Purchaser had agreed to purchase the said FLAT premises to the said Purchaser at and for the price of Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only);
2. The Purchaser had already paid the said sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) by Cheque No. 064721, drawn by Axis Bank on dated 24/12/2017 to the Seller herein towards Token amount and purchaser agree to balance Mortgage Loan amount of the said Flat Premise by Monthly EMI, and after paid full and final EMI of FLAT premise, the said Seller agree to done Registration procedure of the said flat without taken any amount from the Purchaser for the Said Flat.

3. The Purchaser can on his personal move and try to get the ownership rights of the above FLAT premises officially transferred in his name after approaching the authorities of the Developer/Thane Municipal Corporation/Local Body or any other Board and after fulfilling the requirements as called for and as required from time to time by the authorities of the Board or as the case may be.
4. The Seller hereby agrees and accepts to keep harmless and indemnified the Purchaser free from all expenses and costs and losses incurred or suffered for or arising from and out of the untruthfulness or inaccuracy of the matters in these paragraphs mentioned above.
5. The Seller also further agrees and accepts that he shall at the request of the Purchaser do or caused to be done everything reasonably for the purpose of more fully assuring, selling and transferring full and complete rights to the true meaning and intend to these presents.
6. That on receipt of full and final payment the Seller has relinquished all his right, title and interest in the abovesaid FLAT premises and other rights in the new FLAT and the Seller has transferred and passed the new FLAT rights to the Purchaser.
7. The Seller hereby or in future or any member from his family or through his shall come to claim any rights over the said FLAT

premises which he has, transferred and passed on to and in favour or the Purchaser in respect of the premises.

IN WTINESS WHIEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove written.

SIGNED AND DELIVERED by the]

Withinnamed SELLER]

_____]

In the presence of]

Signature _____]

Name : _____]

Address : _____]

_____]

_____]

SIGNED AND DELIVERED by the]

Withinnamed PURCHASER]

_____]

In the presence of]

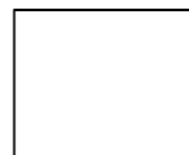
Signature _____]

Name : _____]

Address : _____]

_____]

_____]



RECEIPT

RECEIVED of and from _____ the withinnamed
PURCHASER, a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as
and by way of Token amount of the abovesaid FLAT premises and
settlement as mentioned in these presents.

I SAY RECEIVED RS 2,00,000/- (Rupees Two Lakhs Only)

Mr. _____

Witnesses : (SELLER)

1. Signature _____

Name : _____

Address : _____

2. Signature _____

Name : _____

Address : _____

LEAVE AND LICENCE AGREEMENT

ARTICLES OF THIS AGREEMENT, is made and entered in to at Mumbai on this 17th day of November, 2017 BETWEEN, _____aged about 39 years, Indian Inhabitant of Mumbai, having add at: _____, hereinafter called and referred to as the referred to as the "LICENSOR"(which expression shall wherever the context so or admits, mean and include their heirs, executors and administrators and assigns) of the "ONE PART"(FIRST PART)

AND

_____, aged about ____ years, Indian Inhabitant, residing at

:

_____,
hereinafter called the "LICENSEE" (which expression shall wherever the context so requires or admits, mean and include there heirs, executors and administrators and assigns) of the "OTHER PART" (SECOND [PART]).

WHEREAS the Licenser herein is in use, occupation and possession and/or otherwise and sufficiently entitled to the premises which is lying and situate at _____ MUMBAI – 400 005, hereinafter called and referred to as "THE SAID PREMISES"

AND WHEREAS the Licensee are in need of place had requested the Licenser to grant permission for use and occupy the said premises on Leave and License basis for the temporary period of 11 months which is commencing from 01/11/2017 and shall be ending on 31/09/2018 on the following terms and conditions in writing which appear hereinafter.

1. The Licenser hereby grants leave and license to the Licensee for the use and occupation of the premises which is lying and situated at _____ MUMBAI – 400 005, for a period of 11 months which is commencing from 01/11/2017 to 31/09/2018.
2. The Licensee has paid a sum of Rs. 55,000/- (Rupees Fifty Five Thousand Only) by Cash way of 11 months Advance Rent which is deposit, for said Premises and monthly compensation of Rs. 5,000/- (Rupees Five Thousand Only) for use of the said apartment every month, the said rent will be

adjusted every month from the Advance 11 month Rent paid amount Rs. 55,000/- so after adjusting 11 months of rent from the said amount the Licensor will not return any amount after the expiry of the said agreement and Licensee will not pay any rent every month to the Licensor.

3. It is agreed between both the parties that the Water charges and Electricity Charges of the above said premises will be paid by the both the parties equally.
4. The Licensee will not use the said premises for any illegal activities or anti social activities and also not create any nuisance to the neighbors and if any damage is done by the licensee then it will be deducted by the licensor from security deposit.
5. It is agreed between both the parties that the Licensee shall all the festival, vagrancies, cable charges and other charges of the above said premises.
6. The Licensee will not make any change, alteration or addition in the said premises.
7. The Licensee shall keep his own goods and articles in the said premises at the risk of licensee and the licensor shall not be responsible for the same.
8. The Licensee shall not claim any right, title or interest or ownership in the said premises.
9. That, the Licensee herein shall have no right to sell, transfer, sub-let, assign or mortgage the said premises to any third party at the date of expiry of the term of this agreement.
10. It is agreed between both the parties either party shall give one months notice for termination of this agreement in writing.

11. That, the Licensor is entitled to inspect the said premises after giving prior intimation to the Licensee and at the mutual convenient time and date.

12. It is agreed between both the parties that the Licensee shall use the said premises for residential purpose.

13. The vacant physical possession of the said premises has been handed over along with keys to the licensee on this day.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands, on the day and the year first here in above.

SIGNED AND DELIVERED BY)

Within named Licensor)

_____)

In the presence of.....)

1.

2.

SIGNED AND DELIVERED BY)

Within named Licensee)

_____)

In the presence of.....)

1.

2.

RECEIPT

RECEIVED of and from the within named "THE LICENSEE" a sum of Rs. 55,000/- (Rupees Fifty Five Thousand Only) by Cash as a 11 months Advance Rent, for the said Premises will be not refundable after deducting all the legal dues and rent which are payable by the licensee as mentioned hereinabove.

I say received Rs. 55,000/-

Licensor

Witnesses :-

1.

VERIFIED BY OTP

Zubair Jahangir
21 May, 2025 11:04:13am
Authenticated by Lex-Sign.com

2.

JAHANGIR TUTORIALS

POWER OF ATTORNEY

NOW ALL MEN BY THESE PRESENTS THAT, I, _____, aged 39 years, son of ASHOK MALIK, residing at : A _____, MUMBAI – 400 060, (hereinafter referred to as the “PRINCIPAL”) hereby nominate, constitute and appoint _____, Director of VCATS . “VCATS” or any other Director of VCATS as may designated by VCATS from time to time, with their office at : _____, to be my true and lawful attorney (hereinafter referred to as the “ATTORNEY”), to execute and perform, from time to time, all or any of the following acts, deeds, matters and things in relation to any share transfer/sale and/or share purchase and/or share subscription transactions proposed to be entered into by me as a result of my affiliation to the VCATS (the “Transaction”) namely :

1. To make, execute and enter into on behalf of the Principal Term Sheet, Shareholders Agreement and any other agreements or documents related to Investment Transaction, necessary for completing and giving effect to an Investment or an Exit and to renew, vary and discharge all such contracts and agreements and do all things for obtaining a renewal, variation and discharge thereof and take any steps or do anything which the Attorney in its absolute discretion considers desirable in connection with the implementation of the Transaction;
2. To perform all the rights, duties and obligations of the Principal as required under the terms of the Transactions, including but not limited to appointment and removal of directors of the companies in which the Principal has invested;
3. To transfer/sale the share acquired as a result of the Transaction if the majority of the VCATS Investors decides and in any manner whatsoever including through the execution of the relevant documents;
4. To appoint one or more persons to act as a substitute attorney for the Principal and to exercise one or more of the powers conferred on the Attorney by this power of attorney other than the power to appoint a substitute attorney and revoke any such appointment;

PROVIDED THAT this power of attorney shall be revocable save with written consent of the Principal to VCATS;

AND the Principal does hereby undertake to ratify and confirm whatever the Attorney purports to do in good faith in the exercise of any power conferred by this power of attorney;

AND the Principal undertakes to indemnify the Attorney fully against all claims, losses, costs, expenses, damages or liability which they sustain or incur as a result of any action taken by them in good faith pursuant to this power of attorney (including any cost incurred in enforcing this indemnity).

In witness whereof ;

(Principal)

Witness :

- 1.
- 2.

PROMISSORY NOTE

I, _____, aged about 49 years, an Adult, Indian Inhabitant, residing at : _____, MUMBAI – 400 025, do hereby state as follows :

I say that I have received Cash a Sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) as and by way of friendly Loan from _____, aged about 41 years, residing at _____, MUMBAI – 400 012.

I hereby undertake to repay the said amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) to the said _____, on or before within the period of 12 months (1 years 20th October, 2017 to 20th October, 2018) from the date of execution of this documents.

This Promissory Note is prepaid on this 16th October, 2017 at Mumbai in sound mind, without any force, undue influence, coercion and all contents of his Promissory Note are binding on me.

I SAY RECEIVED CASH RS. 10,00,000/-

(_____)

WITNESSE :

1.

2.

VERIFIED BY OTP

Zubair Jahangir
21 May, 2025 11:04:13am
Authenticated by Lex-Sign.com

SPECIAL POWER OF ATTORNEY

FROM

Ms. HARSHADA ARUN BENDRE

IN FAVOUR OF SMT NANDA ARUN BENDRE

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Ms. HARSHADA ARUN BENDRE
D/o _____, Presently residing at _____ :

WHEREAS:

- a) I have occupied owned immovable property
_____, (hereinafter for the sake of
convenience referred to as "THE SAID FLAT").
- b) The said Flat is till in my name and I am the owner of the said Flat.
- c) I am desirous of transferring/selling my share in the right, title and interest
in the said flat or and any share certificate that may have been issued or
might be issued against the said flat.

- d) I am also desirous of letting out the said flat on leave and license basis or otherwise. At present I am unable to attend to the matters pertaining to and incidental to the transfer/sale of said flat and any share that may have been issued or might be issued against the said flat.
- e) It is necessary for me to appoint, nominate and constitute some one as my true and lawful attorney on my behalf and in my place.
- f) In view thereof I am executing this power of attorney in favour of my Mother SMT. NANDA ARUN BENDRE W/o. LATE ARUN KRUSHNARAO BENDRE, having _____ and his address at : _____.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I _____, do hereby nominate, constitute and appoint my Mother _____, having his address at : _____, as my true and lawful attorney to do the following acts, deeds, matters and things in my name and on my behalf that is to say:

- (1) To Sell, transfer, convey, my share in the said flat and/or to enter into any agreement in relations to my undivided share the said flat and any share certificate that may have been issued or might be issued against the said flat.
- (2) To Execute any instruments of transfer or other documents as may be necessary for the transfer or sale of my entire rights, title and interest in the undivided share in the said flat and any share certificate that may have been issued or might be issued against the said flat.
- (3) To Sign such Sale Deed, documents, papers, writing etc. as may be required for the purpose of the transfer/sale of my undivided share in the said flat and any share certificate that may have been issued

or might be issued against the said flat and/or any agreement in relation thereto.

- (4) To Execute any instruments for letting out the said flat.
- (5) To Enter into any correspondence with any authority, person or body including Housing Society (Proposed) managing the said Building, _____ or Sub Registrar or registrar, Ration Card Office, Electricity Office, to make any applications to any such authority, person or local body to pay any amounts to receive discharges and to do such act, deed or thing whatsoever in connection with the said flat and any share certificate that may have been issued or might be issued against the said flat.
- (6) To Accept service of any notice or letter or correspondents from any authority, person, body, society, courts etc. in connection with the said flat and any share certificate that may have been issued or might be issued against the said flat and accept monies in my behalf which is came by this sale deed transaction from purchaser party or parties or any other.
- (7) To Apply for any permission as may be required from Municipal Corporation or any other authority, person, body, society, courts, etc. in connection with the said flat and any share certificate that may have been issued or might be issued against the said flat.
- (8) To Sign, execute, present for registration, admit, execution of register or otherwise perfect or cause to be signed, executed, registered and perfected Sale agreement, lease leave & license, conveyance, re-conveyance, assignment, surrender, rectification deed, re-assignment and other assurances, which may in the opinion of my said attorney be expedient or necessary in respect of the said flat and share certificate that may have been issued or might be issued against the said flat.

- (9) To Sign any agreements or documents, to appear before the Income-tax and other authorities and before the Sub-Registrar of Assurances, before the Collector and any other authority in connection with the said flat and any share certificate that may have been issued or might be issued against the said flat.
- (10) To File Appeals, Applications, Petitions, Affidavits and to appear before any Court in any proceedings in which I am concerned in connection with said flat and any share certificate that may have been issued or might be issued against the said flat.
- (11) To Sign Vakalatnama, appoint, engage and remove any Advocates, Solicitors, Notaries and other agents as may be required for doing all or any of the acts, deeds or things which by virtue of these presents, the said Attorney is empowered to do.
- (12) To Submit any transfer form and other documents as may be required in respect of the said flat and any share certificate that may have been issued or might be issued against the said flat.
- (13) To Appoint any other attorney and to sub-delegate all or any of the powers herein contained
- (14) Generally, to sign all letters, correspondences and other documents, and present them before any authority, courts, tribunal etc. and I do hereby for myself, my heirs, executors and administrators allow, ratify and confirm.
- (15) I hereby agree that all acts, deeds and things done by the said attorney shall be constructed as acts, deeds and thing done by me, I hereby undertake to ratify and confirm whatever the said attorney shall lawfully do by virtue of the powers hereby given.

- (16) This Power of Attorney is given without any consideration and the constituted has agreed to act as constituted attorney without charging any consideration.

JAHANGIR TUTORIALS

IN WITNESS WHEREOF I, _____ have hereunto set and
subscribed my hands this _____ day of _____ 2013

SIGNED AND DELIVERED by the

Within named

ADHAR CARD _____

In the presence of

Specimen signature and photograph of

Constitution Attorney

SMT. _____

PAN _____

In the presence of

Witness;

1. _____

2. _____

IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Mr.
_____Hindu adult, Indian Inhabitant, present residing at

AND WHEREAS I am the originally joint owner in respect of above
said VILLA No. A-22, Which is situated at _____ which is
owned by me and my father Mr. _____.

AND WHEREAS for the management, transfer/regularization of the said VILLA I am desirous of appointing some fit and proper person/relative as my attorney in the manner hereinafter appearing.

NOW THEREFORE THESE PRESENTS WITNESSES AS UNDER :

I Mr. _____ adult, having jointly owned _____, _____, who is in exclusive use, occupation, possession and enjoyment of above said VILLA do hereby nominate, constitute and appoint my father Mr. _____, adult, Indian, Inhabitant of Mumbai , residing at VILLA No. _____ (hereinafter called and referred to as the said ATTORNEY) to be my true and lawful attorney for me and on my behalf to do all or any of the acts, matters and things and to exercise all or any of the powers and authorities hereby conferred that is to say

1. TO APPROACH the VILLA No. _____ said appeared Developer and Builder and permanent and to make necessary payments to the said society including the membership amounts entrance fee, share amount and attend its meeting and to make payments to the Kanpur Development Authority or Municipal Corporation or any other local body authority etc. in respect of the above said VILLA.
2. TO SIGN necessary agreements, undertaking forms, transfer of membership forms and all other applications, documents, papers etc, for me and all my behalf in respect of the said VILLA.
3. TO APPROACH the authorities of the KANPUR Municipal Corporation, Sub Registrar, or any other local body authority or the said Housing Society, Electricity Service Provider, Government or Semi Government or etc., on my behalf for the payment of arrears society charges, rent Outgoing society charges, electricity bills, transfer regulation charges, transfer of membership charges and all other

payments and for making applications for getting proper service and documentation.

4. TO APPROACH the said VILLA No. A _____ and to make applications for membership of said society and to sign necessary agreements, undertaking forms etc, for me and on my behalf and to make necessary correspondence with KANPUR Municipal Corporation, any other local body authority, the said Housing Society, Electricity Service Provider, Government or Semi Government, Division, Collector and any other authorities for transfer/regularization for said VILLA to the name of my said attorney.
5. TO REPRESENT on my behalf before the VILLA No. A _____, Govt. Semi-Govt., Private authorities on my behalf in respect of disputes concerning the said VILLA before the Registrar of Co-op. Housing Societies and the Judges of the Co-op. Housing societies Courts, Competent Authorities, Appellant officer and to appoint Advocate, Attorney etc, for me and on my behalf in respect of said VILLA.
6. TO SIGN written statements, complaints appeals etc, for me and on my behalf in respect of the above said VILLA and to sign Vakalatnama to conduct proceedings.
7. TO APPROACH before the court's of justice in India or any other Competent Authority, appellate officer, judges or co-op Housing Societies, or any other courts, whatsoever in which actions, Suits, information's or complaints that is or shall or may be had brought connected or prosecuted by or against us or where unto I shall be party.
8. And to Make all the necessary application, sign form, programs and for that purpose to write letters and make declaration and give Indemnities, affidavits, Lease Agreement, and any other related documents, as may be necessary and to execute such documents before the sub-Registrar of Assurance and to make necessary payment to the said society and to obtain the receipts thereof.

9. AND GENERALLY to sign all letters, correspondence and any other documents and present them before the authorities of KANPUR Municipal Corporation and to the concerned authorities and also the said _____, etc and I do hereby for ourselves, my heirs, executors, administrators, allow, ratify and confirm.

I, hereby state and declare that with this Power of attorney my spouse/wife Mrs. _____ also give her NOC for the said purpose.

IN WITNESS WHEREOF the said attorney shall lawfully do or caused to be done by virtue of this IRREVOCABLE GENERAL POWER OF ATTORNEY given hereby shall be binding on me as if the same were done by me personally.

SIGNED, SEAL AND DELIVERED by the]

Within named "EXECUTANTS"]

Mr. _____]

"EXECUTANTS"

Specimen Signature of "ATTORNEY"]

Mr. _____]

IDENTIFIED, INTRPETTED]

AND EXPLAINED BY ME]

ADVOCATE HIGH COURT]

GIFT DEED

THIS GIFT DEED executed on 05th day of August, 2017, between SMT. MENOTI ANAND aged about 70 years, Occupation : Housewife, Hindu, Indian Inhabitant of Mumbai, presently residing at _____, hereinafter called "THE DONOR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs executors and administrators) of the ONE PART AND 1) Mr. GOGI ANAND aged 44 years, and 2) Mr. SUBAL ANAND, aged 43 years, BOTH Son's of SMT. MINOTI ANAND, Hindu, Indian Inhabitant of Mumbai, presently resident of : _____, hereinafter called "THE DONEE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS

The Donor is Owner of _____ in the said same building, holding FIVE Share of Rupees fifty each numbered 151 to 155 (both including) vide Society Share Certificate No. 31, entitle having all rights and interest as a absolute owner the said Flat No. 803 and hereinafter referred to as "THE SAID FLAT AND GARAGE"

The said Flat & Garage are in use, occupation and possession of SMT. MENOTI ANAND.

The Donees are two Sons and legal heirs of Donor.

In consideration of natural love and affection which the Donor bears toward her two Son's the Donees herein the Donor is desirous of assigning and Transferring to the Donees by way of Gift to her right, title and interest in the said Flat & Garage in 35% each and 30% she retains for herself till her death. And after her death both sons divided the said remaining share equally.

Donor give her owned flat & garage share to her both sons as per follows :

- | | |
|--------------------|-----|
| 1) Mr. GOGI ANAND | 35% |
| 2) Mr. SUBAL ANAND | 35% |

And Donor kept 30% share retaining till her death.

NOW THIS INDENTURE OF GIFT WITNESSETH that in pursuance of the said desire and in consideration of the natural love and affection which the Donor bears towards the Donees, She the Donor doth hereby assign, transfer and assure unto the Donees, as and by way of gift her said right, title and interest in the said shares and the said Flat & Garage as well as the Donor's right, title and interest in the ownership and beneficial right, title and interest into and upon the said shares and the said Flat & Garage together with all rights and privileges whatsoever of the Donor as a member of the society AND ALL other right, title and interest of the Donor in respect of the said shares and the said premises TO HAVE AND TO HOLD all the singular Donor's right, title and interest in the said shares and the said premises and all the Donor's right, title and interest therein unto and to the use and benefit of the Donees forever.

SUBJECT HOWEVER after Donor's death the said Donees are complete owners of the said Flat & Garage equally.

The Donor hereby declares and represents to the Donee that:-

She is the sole and absolute owner of the said Flat & Garage and nobody else is having any interest therein.

The Donor's right, title and interest in the said Flat & Garage are free and clear and freely and clearly and absolutely and forever released and discharged.

AND THESE PRESENTS FURTHER WITNESSETH that the Donor has handed over to the Donees as the sole and absolute owner thereof the Symbolic possession of the said Premises.

AND THESE PRESENTS FURTHER WITNESSETH that on the execution of these presents the Donees shall become the full and absolute owner of the said shares and the said premises and the Donor shall have limited 30% till death with the Donor right, title and interest therein of any nature whatsoever.

AND THESE PRESENTS FURTHER WITNESSETH that the Donees has accepted from the Donor the gift of her said shares and the said premises and 70% share of the Donor's right, title and interest.

IN WITNESS WHEREOF the PARTIES HERETO have put their respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED]

By the withinnamed DONOR]

SMT. _____]

In the presence of.....]

1. _____

SIGNED SEALED AND DELIVERED]

By the withinnamed DONEES]

1) Mr. _____]

2) Mr. _____]

In the presence of]

2. _____

Certificate

of

Signature Completion

This document has been signed through



Digitally signed by DS LEX SIGN Technologies
Private Limited (Lex-Sign.com)

