

STAMP PAPER / E-STAMP

Non-judicial stamp paper or e-stamp certificate of value Rs. _____ as applicable in the State of _____

E-stamp certificate No. _____ Date of issue _____

Stamp duty depends on the State and the type of document. Confirm the correct value before printing.

POWER OF ATTORNEY

for the sale of immovable property

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Ramesh Kumar Sharma, S/o Late Shri Mohan Lal Sharma, aged about 58 years, residing at Flat 302, Shanti Residency, Navrangpura, Ahmedabad, Gujarat 380009, holding PAN ABCPS1234K (the "Principal"), SEND GREETINGS.

WHEREAS I am the absolute owner of the property described in the Schedule below (the "Property"), having acquired it by registered sale deed dated 12 June 2011 registered at the office of the Sub-Registrar, Ahmedabad.

AND WHEREAS I wish to sell the Property and am unable to attend personally to all the formalities, I hereby appoint Suresh Kumar Sharma, S/o Late Shri Mohan Lal Sharma, aged about 52 years, residing at 12, Gulmohar Park Society, Satellite, Ahmedabad, Gujarat 380015, my younger brother (the "Attorney"), as my lawful attorney to do the following acts in my name and on my behalf:

1. To negotiate with intending purchasers for the sale of the Property, subject to the condition that the price shall be not less than the prevailing market value and only after my written approval of the buyer and the price.
2. To sign an agreement for sale with the purchaser selected and to receive earnest money by cheque, draft or bank transfer only, and to issue receipts for it.
3. To sign and execute the sale deed in favour of the purchaser and to present it for registration before the Sub-Registrar, admit execution and collect the registered document.
4. To receive the sale consideration by cheque, draft or bank transfer into my bank account and not in cash, and to issue receipts for it.
5. To hand over vacant and peaceful possession of the Property to the purchaser after receipt of the full consideration.
6. To apply to the municipal corporation, society, revenue and other authorities for transfer of the Property records into the purchaser's name and to sign the

necessary forms.

7. To obtain no objection certificates, dues certificates and clearances needed for the sale from the society, builder, bank or any authority.

I undertake to ratify and confirm all acts lawfully done by the Attorney under this deed. The Attorney shall account to me for all amounts received. This deed does not by itself transfer any ownership, right, title or interest in the Property to the Attorney.

SCHEDULE OF THE PROPERTY

Flat No. 302, third floor, Shanti Residency, built on Final Plot No. 145, T.P. Scheme No. 3, Navrangpura, Ahmedabad, admeasuring about 95 square metres built-up area

IN WITNESS WHEREOF I have signed this deed at Ahmedabad on 14 October 2026.

Executant / Principal

Ramesh Kumar Sharma

Accepted by Agent / Attorney

Suresh Kumar Sharma

WITNESSES

1. Name: _____

2. Name: _____

Address: _____

Address: _____

Signature: _____

Signature: _____

NOTARISATION / ATTESTATION (if required)

Attested before me on _____

Name of Notary _____ Registration No. _____

Seal and signature of Notary _____

REGISTRATION ENDORSEMENT (where required)

Presented at the office of the Sub-Registrar _____ on _____

Registered as Document No. _____ Book No. _____ Volume _____

Registration fee and stamp duty as per the rules of the State: _____

Drafting note: A power of attorney for sale of immovable property may need to be registered in some States, and the Sub-Registrar may require photographs and thumb impressions. Check the current rules of the State where the property is located.