

FORMAT OF POWER OF ATTORNEY FOR MORTGAGE OF PERSONAL PROPERTIES BY DEPOSIT OF TITLE DEEDS

Place : _____

Date : _____

POWER OF ATTORNEY

WHEREAS **Indian Renewable Energy Development Agency Limited (IREDA)** having its Registered Office at Core-4A, East Court, I Floor, India Habitat Centre, Lodi Road, New Delhi 110 003, has sanctioned following financial assistance to M/s _____ having its Registered Office at _____ (hereinafter called the "Company").

- i. Loan of Rs._____ lakhs granted under Loan Agreement dated _____ entered into between the Company and IREDA, as amended from time to time.
- ii. Additional Loan of Rs._____ lakhs granted under Loan Agreement dated _____ entered into between the Company and IREDA, as amended from time to time.

(Loans of Rs._____ lakhs and Rs._____ lakhs aggregating to Rs._____ lakhs hereinafter collectively referred to as the "Loans").

2. WHEREAS one of the conditions as stipulated by IREDA for granting above loans is that the Company shall cause Shri _____, S/o Shri _____, aged _____ years residing at _____ to mortgage his personal properties as per details given below as security for the above loans :

- i. A house property in _____ in the State of _____.
- ii. Agricultural land in _____ in the State of _____.

more particularly described in the Schedule-I annexed hereto (hereinafter referred to as the "immovable properties").

3. WHEREAS I, Shri _____ S/o Shri _____
aged _____ years, residing at _____
working as _____
in _____ at the
request of the Company have agreed to mortgage my above immovable
properties as detailed in the Schedule-I hereto annexed as security for the
above loans of Rs. _____ lakhs and Rs. _____ lakhs granted by
IREDA to the Company.

4. WHEREAS I am unable to visit IREDA Office at New Delhi personally
to create mortgage by deposit of title deeds in respect of the aforesaid
immovable properties as security for the above said loans in favour of
IREDA due to other urgent preoccupation and consequently, I have
decided to appoint Shri _____, as my Constituted
Attorney to deposit the title deeds in respect of my aforesaid immovable
properties with IREDA as and by way of mortgage by deposit of title deeds
to secure the loans of Rs. _____ and Rs. _____
aggregating to Rs. _____ lakhs sanctioned by IREDA to the Company.

5. WHEREAS I have already handed over the original sale deeds along
with other relevant documents pertaining to the aforesaid immovable
properties as detailed in the Schedule-II hereto annexed to Shri
_____ S/o _____ Shri
_____ aged _____ years residing at _____
presently working as _____
with M/s _____
_____ for depositing the same with IREDA as and by way
of mortgage by deposit of title deeds of immovable properties to secure
the above said Loans sanctioned to the Company by IREDA.

In consideration of the above, by this Power of Attorney, I, Shri
_____ s/o Shri _____ aged _____
Years _____ residing _____ at
_____ presently
working as _____ with M/s _____
_____ having its
Registered Office at _____, as
owner of the aforesaid immovable properties detailed in Schedue-I hereto
attached, do hereby make, constitute and authorise Shri
_____ s/o Shri _____ aged _____
years residing at _____ presently
working as _____ with
M/s _____
as my true and lawful attorney for me and in my name and on my behalf
to do the following acts, deeds and things :-

a) To deposit and deliver the Original Sale Deeds/Tilte Deeds along with other relevant documents pertaining to the aforesaid immovable properties as per details given in the Schedule-II hereto annexed as and by way of mortgage by deposit of title deeds in respect of the aforesaid immovable properties as detailed in Schedule-I hereto annexed and to execute the documents required, if any, in favour of IREDA as security for the above loans granted by IREDA to the above Company.

b) To enter/execute Agreement(s)/documents/deeds with IREDA and to give declarations and undertakings as may be required for creation of mortgage of immovable properties by deposit of title deeds in such form as may be desired by IREDA and to complete the transaction/s of mortgage of the above immovable properties, details whereof are given in Schedule-I hereto annexed, as security for the above mentioned loan(s)/facilities in favour of IREDA.

c) Generally to do all lawful acts, deeds and things and sign such other papers/letters and documents as may be necessary for the aforesaid purpose.

2. I hereby agree and confirm that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things as above done by me as if I was personally present and all and whatever my said Attorney shall lawfully do and I hereby agree to ratify and confirm the same.

IN WITNESS WHEREOF, I, Shri _____ have signed this Power of Attorney on _____ day of _____, _____.

Signed and delivered by Shri _____

In the presence of

WITNESS :

1. _____

2. _____

Signature of Holder of the Power of Attorney in token of having agreed to act as Constituted Attorney

(_____)

SCHEDULE – I
(Details of Immovable properties)

SCHEDULE – II
(Details of Title Deeds, prior Title Deeds, Extracts of Revenue/Municipal
Records and other connected papers)

