POWER OF ATTORNEY

This deed of Power of Attorney is executed dated _____ at _____

BE IT KNOWN TO ALL THESE PRESENTS THAT, I _____ (hereinafter called as **EXECUTANT** unless repugnant to and shall include all my legal heirs, successors, assigns, nominees, administrators) S/D/W/o _____ residing at _____ aged about _____ of the ONE PART, do hereby appoint, _____ (hereinafter called as **ATTORNEY** unless repugnant to and shall include all my legal heirs, successors, assigns, nominees, administrators) **S/D/W/o** _____ residing at _____ aged about _____ of the SECOND PART, as my legal attorney to carry out all the legal formalities including acts or works, on my behalf relating to the said property mentioned below:

WHEREAS, I am the absolute owner of the property situated at _____ (hereinafter called as the **PROPERTY**) and self-acquired it via sale deed dated _____ bearing registration number _____.

I am not able to _____.

Therefore, I appoint the ATTORNEY to carry out acts, deeds and things, exclusively, on my behalf in absolute power unless otherwise stated or revoked for the contents set out below:

1. To hold, control, manage and supervise in all aspects the PROPERTY, through an execution of Sale Deed and legal formalities relating to registration of the PROPERTY proceeding the sale deed.

2. To prepare, sign and register all the documents, affidavits, forms,

declarations, so on and so forth, necessitated on my behalf.

3. To apply for a No Objection certificate (NOC) from the concerned authorities in respect of a valid sale of the PROPERTY.

4. To submit all the designs, drawings and amendments of the entire PROPERTY or the building and a separate one for the PROPERTY.

5. To prepare and execute Rent Agreement and to receive any security deposit, advance or rent, issue a valid receipt against the same, to hand over the possession of the said property to the elected tenant through a due process of law.

6. To obtain necessary permissions and approvals from the concerned authorities for selling the PROPERTY in favour of the nominees and undertake all the legal formalities proceeding this sale.

7. To get the necessary change of, the PROPERTY been transferred or mutated, made in the record of the concerned authorities.

8. To get the PROPERTY insured from all risks and assure its safety against any damage or fire and pay the necessary insurance premium.

9. To pay the necessary taxes, expenses, rates and charges payable towards the PROPERTY.

10. To look after the maintenance, repairs, development or construction towards the PROPERTY and execute all documents, proceeding the clauses prescribing the same, in the sale or rent agreement.

11. To execute any Will or Gift Deed in favour of my legal heirs, successors, nominees or administrators, in furtherance to the PROPERTY.

12. To apply for loans from any bank, cooperative society or financial institution and execute the necessary documents including mortgages, security deposits, attached to it for the purpose of acquiring a loan from them.

13. To execute any bonds/surety/debentures/stocks/indemnity bonds towards the payment payable for repaying the loan acquired from the bank in obtaining the PROPERTY.

14. To prepare, present, execute and withdraw any suits, plaints, appeals, revisions, applications, complaints and notices in respect of the PROPERTY.

15. To attend all the meetings, hearings and court or arbitration proceedings, further appoint an advocate or an architecture, if any, to manage the same.

16. To further more appoint any general attorney, in delegation, to carry out legal formalities in the same respect.

17. This power of attorney is without any consideration and shall remain in full force and irrevocable at all times.

GENERALLY, the Attorney agrees to do all acts and things imperative to be performed and exercised in respect of the PROPERTY by virtue of this Power of Attorney.

FURTHER, the Attorney shall take all actions which are deemed fit and proper in exercising this Power of Attorney.

IN WITNESS WHEREOF, the present deed of Power of Attorney is signed dated _____ at _____ in the joint presence of

EXECUTANT: ATTORNEY:

Name and Signature **Name and Signature**

WITNESSES:

1. Witness 1

Name _____

Address _____

Signature _____

2. Witness 2

Name _____

Address _____

Signature _____

Schedule- “Details of the Property to be attached”