

**SPECIAL POWER OF ATTORNEY (On Rs100/- Stamp Paper)**

This Power of Attorney is made at Gurgaon on [date], 2011

**BY**

KNOWN ALL MEN BY THESE PRESENTS, that I [ ] S/o. [ ] R/o. [ ], (hereinafter called the **EXECUTANT**)

**IN FAVOUR OF**

Shri. [ ] S/o. [ ] R/o. [ ], as my lawful Attorney (hereinafter called the **Attorney**)

WHEREAS the Executant is keen on purchasing a flat/Villa/Apartment at "The Palm Springs" and is in the process of negotiating the same.

AND WHEREAS the Executant is residing out of India and it is not possible for the executant to go over personally for execution and presentation of the documents for purchase of property and for registration of the document for the said property.

AND WHEREAS The Executant hereby appoints the aforesaid Attorney in the name and on her behalf to do all the following acts or things which are hereinafter mentioned, that is say;

1. To enter into Agreement to Purchase, and to get the sale deed executed in favour of the Executant in respect of the property bearing No. [ ] (hereinafter referred to as the **said property**.)
2. To present before the concerned office of the Sub-registrar of Assurances to get sale deed registered and discharged and to do all acts and things necessary for effectively registering the said sale deed.
3. To appear before any court or authority for the purposes of any matter relating to the registration or any other proceedings connected with the same.
4. To take possession of the Land purchased from the seller by taking over vacant physical possession and get the possession certificate executed by the seller in favour of the Executant.
5. To do all such acts and things as may be necessary for the above mentioned purpose.

And the Executant hereby agrees that all such acts, deeds or things done by the said attorney by virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Executant in person and they undertake to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done there under.

In witness whereof the Executant has signed this Power of Attorney on this [ ] day of 2011.

**EXECUTANT**

Witnesses:

1.

2.

(Seal and Signature of the Notary)

Notes:

**1. NRI Customers:**

1. **Special Power of Attorney** in name of the Person who will be signing the agreements and other documents on his/her behalf. The Power of attorney has to be signed in front of the consul officer in the Indian Embassy of the city n country where he/she is located. Affixing photograph and the left thumb impression along with his/her signature is essential. You can then send the POA to India, where it has to be adjudicated. After the adjudication process, the POA is ready for use in India for buying/ taking possession of any property.

**2. Customers residing in India:**

2. The SPA would be required to be registered.

**Documents required at the time of possession by SPA (Special Power of Attorney) holder:**

1. Photo identity proof of the SPA holder along with attested copies
2. Copy of PAN card
3. Original SPA
4. An email from the owner's registered email address stating that he/she has hereby executed the SPA in favour of the concerned person and authorizes him/her to take possession of the unit.