**SPECIAL POWER OF ATTORNEY**

TO ALL TO WHOM ALL THESE PRESENTS SHALL COME,

**I, Mr. Ankoji Rao Nagisetty, S/O. Mr. Nagisetty Sasivardhana Rao,** aged about 40 years, Occupation: Service, Presently residing at Building No 8307, Ibrahim Al Qurtabi, AL Wizarat Dist, 12622, Riyadh-KSA **e**xecute this irrevocable Special Power of Attorney on the \_\_\_\_ of \_\_\_\_\_\_\_\_\_2024, **in favor** of **Mr. N. Sasivardhana Rao S/o. N. Sundaraiah** aged about 67 Years, Occupation: Retd, presently residing at Flat No 303, Sri Sai Residency Road No-8, Srinivasa Housing Society , Nizampet, Telangana 500090 (Hereinafter referred to as Attorney holder).

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WHEREAS

1) I intend to purchase a All that the Residential High Rise Apartment Flat No.810 having its carpet area of 1121.81 Sq.ft., Balcony Area in 194.99 Sq.ft External Walls and Ledges Area in 130.71 Sq.ft, and Common Area in 431.90 Sq.ft. with super built up area 1879 Sq.ft., type 3BHK, on 8th floor along with One Car Parking in the multi storied residential apartment complex known as “pavani felicity” being constructed on land adm 10,619 sq.yards in sy.no.331 situated at Nizampet Village, Quthbullapur Mandal, Ranga Reddy District, Telangana State. (herein after referred to as ‘vendor’) as described in the schedule hereto (hereinafter referred to as the said Property). I want to obtain a housing loan from PUNJAB NATIONAL BANK for the purchase /construction /repairs /renovations/ alterations/ additions of/to the said property.

I/we are, presently not in India and hence, unable to apply for the loan personally and execute necessary loaning & security documents and to deliver and deposit with the bank each and every document of title relating to the said property or when it comes into my hand, with intent to create a security thereon for the repayment of the loan, interest, interest tax, cost and other charges, and for the due fulfillment of other obligations under the said agreement/deal.

NOW KNOW YOU ALL and THESE PRESENT WITNESS **THAT I Mr. Nagisetty Ankoji Rao** do hereby jointly appoint / nominate & constitute **Mr. Sasivardhana Rao Nagisetty** to be my true and lawful attorney in my name and on my behalf to do and, execute all or any of the following instruments, acts, deeds, and things.

1. To apply for the housing loan to **Punjab National Bank**, **Hyderabad** for purchase/ construction/ repairs/ renovations/ alterations /additions of/to the said property pursuant to the application as per the rules of the Bank applicable to grant of such advance.
2. To enter/sign an agreement with the vendor for purchase of the said scheduled property.
3. To execute necessary loaning & security documents, declaration etc. including acknowledgment of debt/ balance and security confirmation. To take all steps as may be necessary or required for the completion of the purchase of the said property.

4) To receive and take delivery of the registered sale deeds, and other documents of title from the Owner and after registration, from the office of the Registrar, to take all legal steps as may be deemed necessary by the Attorney for the purpose.

5) To give an irrevocable special power of attorney in favor of the Bank on my/our behalf, if so required, inter alia, authorizing the Bank, in its name and on my/our behalf to complete the transaction of purchase of the said house, to pay such sums as may be necessary out of the amount of the loan to the owner/s to meet the agreed sale price, to take all steps as may be necessary or required for the completion of the purchase of the said property, to receive and take delivery of the sale/title deed from the owner/s and/or from the office of the Sub-Registrar after Registration, to complete the mortgage procedure with the bank to create security thereon by way of mortgage by deposit of title deeds and to do all such other acts, deeds and things as may in the opinion of the Bank be necessary or desirable for the due fulfillment and carrying out the obligations in this behalf and under this agreement towards the Bank.

6) To deliver to and deposit with the bank each and every of the documents of title relating to the said property on my/our behalf which are held by me as on date or as and when it comes into my hand with intent to create a security thereon (by way of mortgage by deposit of the title deeds) for the repayment of the loan, interest, interest tax, cost and other charges, and for the due fulfillment of my other obligations for the said loan.

7) To apply for and obtain permission, sanction or certificate of competent authority or any other authority or office for the purpose, swear and file affidavits or applications, make statements and do such other acts, as may be necessary.

8) Generally, to do such acts, deeds and things not herein specifically authorized as the attorney may deem proper or expedient for or in relation to all or any of the purposes of matters aforesaid.

And I/We hereby agree to ratify and confirm whatsoever the said attorney shall lawfully do or cause to be done by virtue of this Power of Attorney which shall be deemed to have been done by me/us and I/We hereby declare that this Power of Attorney shall be irrevocable till all the repayments under the said Agreement have been duly made by me.

**SCHEDULE OF THE PROPERTY**

(Here describes the property to be purchased)

All that the Residential High Rise Apartment Flat No.810 having its carpet area of 1121.81 Sq.ft., Balcony Area in 194.99 Sq.ft External Walls and Ledges Area in 130.71 Sq.ft, and Common Area in 431.90 Sq.ft. with super built up area 1879 Sq.ft., type 3BHK, on 8th floor along with One Car Parking in the multi storied residential apartment complex known as “pavani felicity” being constructed on land admeasuring 10,619 sq.yards in sy.no.331 situated at Nizampet Village, Quthbullapur Mandal, Ranga Reddy District, Telangana State.

BOUNDARIES FOR THE FLAT:

NORTH : Open to Sky

SOUTH : Open to Sky

EAST : Common Corridor

WEST : Open to Sky

**IN WITNESS WHEREOF I Mr. Nagisetty Ankoji Rao has executed this Special Power of Attorney on the day, month and the year first above written.**

**WITNESSES EXECUTANT(S)**