

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, _____ [PAN : _____ & Aadhar Card No. _____], Aged _____ Years, having address _____, SEND GREETINGS :-

(a) WHEREAS, I am owner and co-owner in respect of various immovable properties in Mumbai as well as out of Mumbai (hereinafter referred to as **"the Said Immovable properties"**) and including immovable properties more particularly described in the Schedule hereunder written (hereinafter referred to as **Said Premises**) and also have interest either as individual and/or jointly in few other assets including shares, investments, bank deposits and bank accounts, Demat account, bank locker, Life Insurance Policies and other assets etc. (hereinafter referred to as the **"Said Movable Properties"**).

(b) I am desirous of appointing some fit and proper persons as my attorney to look after and manage all the affairs of the Said Immovable Properties in the following manner.

NOW KNOW YE THESE PRESENTS WITNESSETH

That I, do hereby nominate, constitute and appoint _____ [PAN : _____ & Aadhar Card No. _____], Aged about _____ Years, an Indian Inhabitant, having address _____, to be my true and lawful attorney to do all the following acts, deeds, matters and things in my name and on my behalf as far as the Said Immovable Properties and Said Movable Properties held by me in my personal name or in joint name or in any other manner and to look after all my present and future assets including bank accounts, shares and other investments and to attend any matters relating to the same and for the purposes aforesaid and I hereby confer upon the Said Attorney the following powers and authorities :-

1. To take charge, look after and manage all the affairs of the Said Immovable Properties, Said Movable Properties and Said Premises in all respects effectively on my behalf.
2. To negotiate for sale/purchase/Leave and License and Lease of any Flat/Unit/Shop or premises to be purchased or sold or leased or give a gift to any person with the intending purchasers/vendors/Licensee/Lessee/ Donee and to conclude such negotiations and to enter into Agreement for

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Sale, Deed of Sale, Deed of Transfer, Deed of Gift, Deed of Rectification, Leave & License, Lease of the premises and accept/pay earnest or deposit from/to the purchaser/vendor/licensee/lessee/donee, sign Agreement for Sale, Leave and License, Lease, Gift Deed and other papers relating to the purchase, sale, Leave and License and Lease of the said Flat/Unit/Shop premises and issue receipts and discharges for the same.

3. To sign, execute Sale Deed Cum Transfer or any Agreements Deed of Declaration, Affidavit, Indemnity Bond, Rectification Deed, Deed of Confirmation, Application, Society transfer forms on my behalf for the Purchase of Flat premises on ownership basis in respect of Residential Premises being _____, situated at _____ and to attend the Office of the Sub-Registrar of Assurances at Mumbai or any where in Maharashtra to admit execution thereof for getting the said premises transferred in my name from the proposed Vendor/Transferor.
4. To sign, enter into and execute necessary documents on my behalf pertaining or pursuant to the Said Immovable Properties and Said Premises such as Agreement For Sale, Leave and License Agreement, Gift Deed, Deed of Release and or Deed of Declaration, Affidavit, Indemnity Bond, Rectification Deed, Deed of Confirmation, Sale Deed, Deed of Transfer, Agreement For Sale, Agreement, Applications and any other necessary documents/writings in respect of the Said immovable properties and Said Premises.
5. To appear before the office of Sub-Registrar of Assurances any where in Maharashtra or any where in India at or any other competent authority on my behalf for Conveyance, Agreement For Sale, Leave and License Agreement, Gift Deed, Deed of Release and or Deed of Declaration, Affidavit, Indemnity Bond, Rectification Deed, Deed of Confirmation, Sale Deed, Deed of Transfer, Agreement For Sale, Agreement, Applications and any other necessary documents/writings in respect of the Said immovable properties and Said Premises for registration and all other relevant assurances for registration and to admit execution of the same.
6. To obtain possession of the flat/unit/shop as and when the same is ready for occupation on my behalf.
7. To Sell any of my Said immovable properties and Said Premises in my name or in joint name or in any other manner and on my behalf, he is further authorized to sign, enter into and execute Agreement for Sale, Transfer Deed, Sale Deed cum Transfer, Conveyance Deed, Deed of Transfer, Sale Deed etc. and any other necessary documents and to appear

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before the Sub-Registrar of assurances or any other competent authority on my behalf Agreement for Sale, Transfer Deed, Sale Deed cum-Transfer, Conveyance Deed, Deed of Transfer, Sale Deed etc. and any other necessary documents for registration and all other relevant assurances for registration and to admit execution of the same and to do all other acts, deeds, matters and things in relation thereto for effectively transferring the Said immovable properties and Said Premises in favor of the Purchaser/Buyer/Transferees.

8. To get the intending Purchaser's/Transferee's/Releasee's/Donee's/Assignee's name included in the records of society and to removed the Seller/Vendor/Transferor/Releasor/Donor's names on and after release/gift, sale or assignment of transfer/release/gift in the Said immovable properties and Said Premises.
9. To sign and execute an Agreement or any other writings/documents and assurances as the case may be and to handover possession of the Said immovable properties and Said Premises and to sign and execute letters and all other writing and to do all other acts, deeds, matters and things in relation thereto for effectively transferring the Said immovable properties and Said Premises in favor of the Purchasers on my behalf.
10. On my behalf to appear before the Sub-Registrar of Assurances or any other competent authority and lodge the Agreement For Sale, Deed of Transfer, Leave and License Agreement, Lease Deed, Release Deed, Gift Deed or any other document pertaining to any Said immovable properties and Said Premises held by me and/or proposed to be acquired by me and all other relevant assurances for registration and to admit execution of the same.
11. To pay the compensation, taxes, outgoings and all other amounts of the Said immovable properties and Said Premises to the Society and other concerned authorities and to obtain valid receipts thereof.
12. To repair and renovate the Said immovable properties and Said Premises from time to time by obtaining prior permission and consent from Society and the concerned authorities on my behalf.
13. To sign, receive and accept all documents, papers, notices, summons, correspondence, letter etc. issued in my name and on my behalf in respect of the above Said immovable properties and Said Premises.
14. To sign, affirm, present submit any or all application, notices, letters, papers, statements, complaints, affidavit, written statement on my behalf.

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15. To withdraw and to receive documents, papers, moneys etc. from the Collector/Tehsildar Government, Municipal Corporation, Society and authorities concerned on my behalf.
16. To approach the Tehsildar, Collector/Municipal Corporation, Sub Registrar of Mumbai, Society and all other Government and Semi-Government, Private and Local authorities in connection with the Said Immovable Properties, Said Movable Properties and Said Premises on my behalf.
17. To appoint and constitute on my behalf any Advocate, Pleader, Vakil, Solicitors as and when necessary.
18. To defend/institute any suit, proceedings, litigations, cases, pertaining to the Said immovable properties and Said Premises in the Civil/Criminal/Co-operative and Appellate Courts and to submit all the appeals applications, rejoinders, affidavits, petitions, written statements etc. and to sign Vakalatnama to conduct the proceedings on my behalf.
19. To appear before the Society, etc. in connection with the Said immovable properties and Said Premises and to attend its meetings and do all such act, deeds, matters and things as may be required in connection with the Said immovable properties and Said Premises on my behalf.
20. To approach and represent me before the Municipal Corporation, Society and their Committee members and other authorities concerned in connection with the Said immovable properties and Said Premises and to obtain necessary certificate etc. and to take all the basic amenities and facilities in the Said immovable properties and Said Premises on my behalf.
21. To ask, demand, sue for recover and receive from every person and every body politic or corporate in India whom it shall or may concern all sums of money, rents, issues, profits, debts, dues, goods wares, merchandise, chattels, effects and things of any nature of description whatsoever which now are or which at any time or times during the subsistence of these presents shall or may be or become due owing payable or belonging to me in or by any right title ways or means howsoever and upon receipt thereof or of any part thereof to make sign execute and deliver such receipts releases or other discharges for the same respectively as the Attorneys shall think fit or be advised.
22. To settle any property account or reckoning whatsoever wherein I now am or at any time hereafter shall be in any way interested or concerned with any or any of them to remove and other or others to appoint in

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his/her/their place and to pay him/her/them such fees and remuneration as the Attorney shall think fit or be advised and for all or any of the purposes aforesaid to sign, execute, deliver file all necessary Vakalatnamas, Warrants of Attorney, complaints, petitions, applications, defenses, statements, accounts, declarations, affidavits and other documents, papers and writings.

23. To open, operate and close my existing bank accounts, Locker, including safe custody, overdraft cash credit whatsoever in all the bank, in India for and on my behalf and to open, operate and close all my demat accounts known as dematerialization of securities account with any of the Depository Participants in India for and on my behalf.
24. To pay or deposit with any bank or bankers all moneys which shall come to the hands of my said attorney and to withdraw any money being at my credit from time to time for that purpose for me and in my name to draw sign and endorse any cheque or cheques or withdrawal forms or receipts on any bank or bankers on my behalf. To obtain the loan amount from the ICICI Bank or to apply for loan with any bank/financial institution.
25. To represent me before the Life Insurance Corporation and other Life Insurance companies and accept the maturity amount from the Life Insurance Companies and deposit the same or make application for surrendering the existing policy maintained with Life Insurance Corporation or any other Life Insurance company.
26. To accept the transfer of any shares, stocks, debentures, stocks, annuities, bonds, obligations or other securities of whatever nature that may at any time be transferred to me on my behalf.
27. To appear on my behalf and represent my interest before the collector or Commissioner of Income-Tax, Collector of Land Revenue and Assessor of Municipal Rates and Taxes Commissioner of Police and Municipal Officer, for the renewal of grant of License or permit or for other purposes as may be necessary under the Local Act or Rules and Regulations or before any Public or Government officer or authority whomsoever.
28. To appear on my behalf and to represent my interest before the Income-tax, and Wealth Tax and/or other Taxing Authorities in respect of my Income-Tax, Wealth Tax, as also before any Tribunal or Court.
29. To sign on my behalf Income Tax, and Wealth Tax returns and to submit the same on my behalf to the respective taxing Authorities.

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30. To execute, declare and affirm on my behalf all the applications, documents, declarations and affidavits as may be necessary for the purposes of the Income Tax, Wealth Tax affairs and to submit and file the same with the respective Taxing Authorities.
31. To declare and affirm all complaints, written statements Applications, Petitions, Affidavits, and other necessary documents in my name and on my behalf and to appear before any Judge Magistrate or other officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matter relating to me or in which I may be interested.
32. To file appeals and references as the Attorney may be advised and as he may deem fit and proper against the orders and decisions of the Income Tax, and Wealth Tax Authorities in respect of my assessment proceeding on my behalf.
33. To appoint on my behalf such Auditors, Accountants and Advocates as the said Attorney shall deem fit and proper for representing me before the Income Tax, and Wealth Tax and /or Taxing Authorities or any other Tribunal or Court in respect of the Income-Tax, and Wealth Tax and/or Taxing authorities or any other Tribunal or Court in respect of the Income-Tax, and Wealth Tax Assessments and to discharge him/her/them and appoint new Auditors, Accountants and Advocates as the case may be in his/her/their place.
34. To compound, compromise and settle with the Income Tax, Wealth Tax Authorities the orders and assessments made by him/her/them on my behalf.
35. In general to do all other act deeds matters and things whatsoever in my estate property and affairs here in either particularly or generally described as amply and effectually to all intents and purposes as I could do in my own person on my behalf.
36. And I do hereby declare that all the powers and authorities and discretions hereby conferred upon the Attorney shall be available for exercise by him during my absence as also at the same time and place along with the attorney.
37. And I hereby declare that all acts, deeds, and things done or performed or executed under these presents shall be binding on me.
38. I am giving this Power of Attorney to _____ without any monetary consideration i.e. without any consideration.

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SCHEDULE OF THE IMMOVABLE PROPERTY (Said Premises)

An ownership of _____, admeasuring approximately
_____lying and being situated at _____

IN WITNESSES WHEREOF I, _____have put my signature to these presents of _____at Mumbai on this ____ day of _____, 2023.

SIGNED AND DELIVERED BY)
The within named EXECUTOR)

_____)

In the presence of)

1.

2.

Photograph of

Signature

Left Hand Thumb Impression

Photograph

EXECUTOR

I ACCEPT,

Photograph of

Signature

Left Hand Thumb Impression

Photograph

DATED THIS __ DAY OF _____ 2023

TO

POWER OF ATTORNEY
