**SPECIAL POWER OF ATTORNEY**

**TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Vikram Khanna**, son of Mr. Rajesh Khanna, aged 58 years, an Indian inhabitant, currently residing at 15, Vasant Vihar, New Delhi - 110057, India (hereinafter referred to as the “**Principal**”), SEND GREETINGS:

**WHEREAS:**

1. I am the sole and absolute owner of the residential flat being Flat No. 703, on the 7th Floor, in the building known as 'Sea View' Cooperative Housing Society, situated at Carter Road, Bandra (West), Mumbai - 400050, Maharashtra (hereinafter referred to as the “**said Property**”).
2. I am currently residing in New Delhi and due to personal and professional commitments, I am unable to travel to Mumbai to personally manage and complete the formalities for the sale of the said Property.
3. Therefore, it is necessary for me to appoint a lawful attorney to act for me and on my behalf to do all acts and things necessary for the sale of the said Property.

**NOW, KNOW YE ALL AND THESE PRESENTS WITNESSETH** that I, the said Vikram Khanna, do hereby nominate, constitute, and appoint my brother, **Mr. Anil Khanna**, son of Mr. Rajesh Khanna, residing at 402, Marine Heights, Worli Sea Face, Worli, Mumbai - 400030, India (hereinafter referred to as my “**Attorney**”), to be my true and lawful attorney to do, execute, and perform all or any of the following acts, deeds, and things for me, in my name, and on my behalf, that is to say:

1. To negotiate with any prospective purchaser(s) for the sale of the said Property and to finalize the terms and conditions of the sale, including the sale price.
2. To execute the Agreement for Sale with the prospective purchaser(s) and to receive the earnest money or advance payment.
3. To sign, execute, and deliver the final Sale Deed or Deed of Conveyance in favour of the purchaser(s).
4. To appear before the Sub-Registrar of Assurances or any other competent authority for the registration of the said Sale Deed and to admit the execution thereof.
5. To receive the full and final sale consideration from the purchaser(s) by way of cheque, demand draft, or bank transfer in my name, and to issue a valid receipt for the same.
6. To sign and file any applications, forms, declarations, or undertakings as may be required by any government or local authority in connection with the sale.
7. To hand over the peaceful and vacant possession of the said Property to the purchaser(s) upon the completion of the sale.
8. To apply for and obtain any necessary permissions or clearances from the cooperative housing society for the transfer of the property.
9. In general, to do all other acts, deeds, matters, and things whatsoever as are necessary or incidental to the sale and transfer of the said Property, as I myself could do if I were personally present.

I do hereby agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done by virtue of these presents. This Power of Attorney shall be irrevocable until the completion of the sale of the said Property.

**IN WITNESS WHEREOF**, I have executed this Special Power of Attorney at New Delhi on this 22nd day of August, 2025.

(VIKRAM KHANNA)

(Principal)

WITNESSES:

1.

Signature:

Name: Suresh Gupta

Address: 16, Vasant Vihar, New Delhi

Signature:

Name: Anjali Singh

Address: 14, Vasant Vihar, New Delhi