**Special Power of Attorney for Concluding One Transaction**

 TO ALL TO WHOM THESE PRESENTS SHALL COME:
WE (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
(3) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and (4) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, all of \_\_\_\_\_\_\_\_, Indian Inhabitants**, SEND GREETINGS:**

W H E R E A S:—

(a) As owners we are seized and possessed of the piece or parcel of land, here determents and premises together with structures/buildings standing thereon situate, lying and being at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and more particularly described in the **Schedule** hereunder written and hereinafter referred to as the **“said property”**.

(b) We are desirous of disposing of our said property.

(c) We being unable to personally attend to the transaction of sale of the said property are desirous of appointing some fit and proper person to act for us and do all necessary acts and things in connection with the sale of our said property.

 **NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that We do hereby nominate, constitute and
appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to be our true and lawful attorney to act for us and in our name and do all acts, deeds and things relating to the “said property” that is to say:

1. To negotiate for sale of the said property more particularly described in the Schedule hereunder written with the intending Purchasers and to conclude such negotiations and to enter into an agreement for sale of the said property and sign and execute the same and receive deposit or earnest from the intending purchasers of the said property and give receipts and discharges for the same.

2. To appoint Advocates/Solicitors in connection with the sale of the said property and to pay their remuneration and charges.

3. On receiving the balance of the sale price/consideration to sign and execute conveyance and other documents and assurances in favour of the purchasers or their nominee/s as the case may be and to put them in possession of the same and to sign and execute letters of attornments and all other writings and to do all other acts, deeds, matters and things in relation thereto for effectively transferring the said property in favour of the Purchasers.

4. To appear before the Sub-Registrar of Assurances or any other competent authority and lodge the agreement for sale, deed of conveyance and all other relevant assurances for registration and to admit execution of the same.

5. To make and sign an application under Section 27 of the Urban Land (Ceiling and Regulation) Act, 1976 or under any other provisions of the said Act, if required in law, for obtaining permission in writing of the Competent Authority to sell, convey and transfer the said property described in the Schedule hereunder written and/or any part thereof and also to apply for the amendments of such permission and to apply under Section 22 and/or any other Sections of the said Act and to do all other acts, deeds, matters and things including sign of forms and applications for effectively obtaining permissions for conveying and transferring the said property in favour of the Purchasers as may be required under the said Act.

6. To appear before Talati, Mamlatdar, Collector, Municipal Corporation or any other authority in connection with the said property for effectuating the transfer of the said property in favour of the Purchasers in Government and Municipal records.

AND WE DO HEREBY for ourselves, our respective heirs, executors and administrators agree to ratify and confirm all and whatsoever our said Attorney shall or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF We have hereunto set out our respective hands at \_\_\_\_\_\_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_ Two Thousand \_\_\_\_.

**THE SCHEDULE ABOVE REFERRED TO**

*(Give detailed description of the subject property)*

SIGNED SEALED AND DELIVERED by the )

Within named )

(1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )

(2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )

(3) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and )

(4) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ )

 Before me,

Identified by me

 Notary