**Special Power of Attorney in respect of a Flat in Co-operative Housing Society**

TO ALL TO WHOM THESE PRESENTS SHALL COME: I ABC of \_\_\_\_\_\_\_\_\_, Indian Inhabitant, residing at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ do hereby SEND GREETINGS:—

WHEREAS:—

(a) I am the owner of Flat No. 1 (hereinafter referred to as **“the said flat”**) situated on the 6th Floor of the building known as “PQR APARTMENT” at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in “PQR” CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the Maharashtra Co-operative Societies Act, (hereinafter referred to as **“the said Society”**) and I am also the registered member and Shareholder of the said Society and holding five shares of face value of Rs. 50/- (Rupees fifty only) each of the aggregate value of Rs. 250/- (Rupees Two hundred and fifty only) bearing distinctive
Nos. 301 to 305 (both inclusive) and Certificate No. 10 issued by the said Society incidental to the Ownership of the said Flat (the said Flat and the said shares are hereinafter collectively referred to as **“the said premises”**) and the said premises exclusively belong to me.

(b) I have transferred the said premises to XYZ and at the request of the said Transferee, I desire to appoint him as my attorney for the purposes hereinafter mentioned.

 NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I do hereby nominate, constitute and appoint XYZ as my true and lawful attorney to act in, conduct, manage and look after all my affairs relating to the said premises and I hereby irrevocably confer upon my attorney the following amongst other powers and authorities.

1. To make, sign and execute, agreements, conveyances, Deed of Transfer, Deed of Assignment, Transfer forms, ULC declarations, resignation letter/s to the said society and other writings, affidavits, declarations, applications, bonds including indemnity bond, and all other writings assurances in respect of the said premises and to do all necessary acts/things and execute all documents, writings etc. as effectively aforesaid to transfer the said premises in the name of the purchasers in the records of the said Society.

2. To pay transfer fees and other payments to the said Society.

3. To appear and represent me before the Managing Committee, the office bearers, administrator and also before the general body of the said society and to put in such applications, papers and writings as may be necessary and required by them for transfer of the said premises in favour of the said Purchasers.

4. To attend the annual general meeting of the said Society and to vote on my behalf and also to take part in all the proceedings of the Society and its meetings on my behalf.

5. To pay the necessary charges, outgoings, and other dues and duties payable in respect of the said premises to the said Society and/or any other authority and also to receive bills, notices and all other communications and proceedings from the said Society and to deal with the same accordingly.

6. To commence/defend any legal proceedings if required in respect of the said premises in any Court of Law/Tribunal) / Registrar and for that purposes to sign plaints, affidavits, petitions, applications, vakalatnamas, statements, declarations and other documents papers and writings and also to accept legal proceedings and other processes of the Court and to incur all necessary expenses in that behalf.

7. To present and lodge the Deed of Transfer and other writings as also assurances for registration in the offices of the Sub-Registrar of Assurances and to admit execution thereof.

8. To make all necessary applications to BEST and/or other electricity authority for transfer of electric meters in the names of the Transferee and/or his nominee/s and to sign and execute all necessary documents, writings, applications, bonds, etc. required for the same.

9. To pay or discharge all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of the said premises.

10. In general to do all other acts, deeds, matters and things whatsoever in respect of the said premises either particularly or generally described as effectually to all intents and purposes as we could have done ourselves AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted I hereby declare that the powers authorities and discretions hereby conferred are irrevocable and the same shall in always extend to any other matters or transactions not herein precisely mentioned or defined which in the course of dealing in respect of the said premises is required to be performed.

 That is to clarify that once the said premises are fully and effectively transferred in favour of the Transferee in all manners, the present power of Attorney shall come to an end.

 IN WITNESS WHEREOF I have hereto set and subscribed my hands and seals at \_\_\_\_\_\_\_\_\_\_\_\_ this \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_.

SIGNED SEALED AND DELIVERED )

by the within named ABC )

by his hands in the presence of ….. )

 Before me,