**Power of Attorney to represent the non-resident in India for sale of property (Authority executed in India)**

SPECIAL POWER OF ATTORNEY

I, V P P, Citizen of United States of America, age xx years, occupation retired, permanently residing at ----------------------------, North Brunswick, NJ 08902 USA **have come to India on a visit** and at present residing at -------------------------------------------, Thane 400601 (India). Mrs V P P hereafter mentioned as the ‘Executant’.

WHEREAS :

1. Mr V K G and Mrs J V G, parents of the Executant purchased one residential flat at Pune more specifically described in Schedule to these presents (the said Flat is called as the Scheduled Flat) on 18th May 1998.
2. Mr V K G expired on 16th February 2003 and Mrs J V G expired on 19th August 2015, leaving behind their four daughters as the surviving legal heirs.
3. Mrs J V G had bequeathed the said Scheduled Flat EQUALLY to all the four daughters by executing the Will.
4. Thus, the Executant owns ¼ th share in the said Scheduled Flat, along with her three sisters owning ¼ share each.
5. The Executant desires to sell her share in the Scheduled Flat along with her sisters to any purchaser in future.
6. The Executant is permanently residing out of India, hence it will not be possible for her to do any acts, deeds, things etc for effecting the sale of the said Scheduled Flat and at present she has come to India on a visit and staying at -----------------------------------------------------------, Thane 400601 (India).
7. Therefore, the Executant has decided to appoint her Sister, in India, Mrs A P T, age xx years, residing at ----------------------------------------------------------, Pune 411045 as an Attorney for and on her behalf for performing below mentioned acts, deeds and things.
8. Said proposed Attorney has also consented to act as Attorney for and on my behalf and in the name of the Executant.
9. Therefore, the Executant has executed this Power of Attorney.

NOW THEREFORE THIS POWER OF ATTORNEY WITNESSETH :

1. The Executant hereby appoints, nominates and constitutes Mrs A P T, age xx years, residing at ------------------------------------------------------------, Pune 411045 as an Attorney for and on her behalf for performing acts, deeds and things mentioned below :-
2. To execute the sale / transfer / assignment deed for the said Scheduled Flat to any person(s) and register the same before the registrar of assurances and to receive consideration in cash and / or by cheque on my behalf and for the credit of Mrs V P in bank account.
3. To make, sign, verify any application required of me under the Foreign Exchange Management Act 1999 or any such other law for the time being in force for getting approvals and permission from the Reserve Bank of India and / or the Govt of India in connection with sale / transfer / assignment of any immovable property in India.
4. To file application(s) before any authority under the Income Tax Act 1961 for obtaining No Objection / Tax Clearance / application u/s 195, and for lodging objections and / or filing appeals against the said authorities under the aforesaid enactment.
5. To engage Advocate for the purpose of sorting out local formalities or for defending any legal action / suit in respect of the said Scheduled Plots in any Court / Tribunal in India.
6. To sign all applications, documents, plans, affidavits, instruments, plaints, appeals, written statements and replies etc on my behalf and to submit the same to any Govt authority or to any court of law or to any other authority under any law for the time being in force.
7. To hand over the possession of the Scheduled Flat to any purchaser(s).
8. To make, sign and verify return of income under the Income Tax Act 1961 so as to declare any Indian income which may be liable to tax in India and to pay income tax or any other tax and claim refund of tax on my behalf from the Income Tax Department.
9. Generally, to do all such acts, to execute the deeds and to perform the things incidental, ancillary, supplementary and complimentary thereto as the Executant herself might have done in person.
10. The Executant hereby agrees and undertake always to agree and ratify all such acts, deeds and things done in respect of and touching the said Scheduled Flat purported to be sold by the Attorney in the name of the Executant and the same shall always be binding upon the Executant as if the Executant herself has done all such acts, deeds and things in respect of the said Scheduled Flat.

In witness whereof the Executant has executed this Power of Attorney on 12th day of September 20xx at Pune.

**V P P**

**Executant**

**I consent to act as Attorney.**

**Mrs A P T**

**Attorney**