

H- Loan

THIS GENERAL POWER OF ATTORNEY executed on the _____ day of _____ Two Thousand _____.

BY :

Mr./Mrs./Ms. _____ S/O/D/O _____ aged _____ years having my permanent residing address at _____ and presently residing at _____ herein after referred to as **'Principal'**.

IN FAVOUR OF

(Name/s and address)

_____, an Indian Resident, herein after referred to as **'the Attorney'**.

NOW TO KNOW ALL MEN BY THESE PRESENTS THAT

1. I am/We are presently working at (give full address of the principal)

_____. I/We am/are the absolute owner/s of all that property/ies _____ (details) _____ more fully described in the Schedule A below. I am/We are desirous to, demolish my/our old construction standing thereon at present and construct a fresh Bungalow or construct Building on my/our above property.

2. I am/We are desirous to, avail Housing Loan facilities from Bank of Baroda against my/our above property. In order to avail the above credit facilities I am/We are required to maintain deposit accounts (Savings/Current/Term Deposits) with Bank of Baroda_____Branch.

OR

I/We have already availed Housing Loan facilities from Bank of Baroda, against my/our above property from Bank of Baroda_____Branch on _____for the purpose and I am/We are maintaining deposit account No. _____with the said Branch.

3. Consequent to my/our employment abroad as aforesaid, I am not in a position to apply for the above loan/execute necessary loan documents and/or deal with or attend day-to-day affairs of said property and/ or service of my loan/deposit account/s availed/maintained with Bank of Baroda, _____Branch. Hence it is felt necessary to appoint an Attorney to carry out any/all acts in connection with the management and disposal of said property as well as to execute necessary documents/maintain/service the said loan accounts/deposit accounts on my behalf.

4. Therefore, I/We _____the above named do hereby nominate, constitute, appoint and retain Shri _____aged _____years S/O _____(full address and occupation to be given), whose signature is attested here below as my true, lawful and legal attorney in my /our name/s and on my/our behalf, to do all or any of the following drafts, deeds and things, specifically-

- (a) To borrow/raise loan from Bank of Baroda as against the security of said property described in the schedule hereunder written and on such terms and conditions as to interest payable, period of repayment etc., as the Bank may stipulate.
- (b) To manage/maintain the said property.
- (c) To pay all taxes, charges and levies in regard to the said property and to obtain valid discharge and receipt/s thereof.
- (d) To enter into any agreement/contract including the Development Agreement/s in respect of the said property with the Developer/Co-operative Housing Society or any other contractor.

- (e) To execute loan documents for availing the credit facilities from Bank of Baroda and to execute all further documents to facilitate availing/continuing to avail the credit facilities from Bank of Baroda.
- (f) To mortgage, hypothecate, etc., in respect of my/our said property in favour of Bank of Baroda by executing necessary documents in order to secure the borrowings referred to above as well as to obtain valid discharge from Bank of Baroda.
- (g) To lease out said property either to the Bank of Baroda or in favour of any other person/s as deemed necessary and to receive security deposits, rents therefrom.
- (h) To lodge the document of mortgage for registration in the office of the Sub-Registrar and to admit execution thereof.
- (i) To pay the stamp duty, registration charges in respect of such document/s and to pay the fees/charges of the Bank as well as of the Advocate engaged if any.
- (j) To purchase properties on my/our behalf and to pay consideration thereof and to register/present documents for registration.
- (k) To open deposit account/s, loan account/s with Bank of Baroda; and operate the same on my/our behalf;
- (l) To appear for and represent me/us before all Government, Statutory, Local, Revenue, Tax and other Authorities as also Courts and Tribunals.
- (m) To submit application/s and affidavits, statements, returns to the Government and/or any other Statutory Authorities concerned, to obtain necessary clearances, exemptions, sanctions and permissions required under any Act/Rules;
- (n) To enter into agreement/s for sale of the said property to sell and convey the said property and execute Deed of Sale in favour of purchaser/s; and do everything necessary for completing the conveyance and registration of such Sale Deeds; and to sign all Forms, Affidavits, applications in that behalf;
- (o) To receive the sale consideration, advances, earnest money deposits, part payments and balance payments in regard to the sale of the said property and issue receipt/s and acknowledgements therefor.
- (p) To apply for and obtain necessary clearance, permissions and consents required in connection with sale/constructions/management of said property;
- (q) To initiate, prosecute and defend all Arbitration , Legal, Revenue, Tax and other proceedings relating to the said property and in that behalf, engage the services of legal and tax practitioners, instruct them and remunerate them;
- (r) To sign and execute pleadings, applications, petitions, affidavits, declarations, memorandum of appeal, Revision and Review, Return and other papers/documents and to receive and accept service of processes. Notices, Orders and acknowledge them.
- (s) To settle, compromise, compound, withdraw any Suit/proceedings relating to said property and obtain valid discharge thereof; and to do all things and be in charge of conduct of such proceedings;
- (t) To acknowledge my liability/debt in respect of the loan/s.
- (u) And generally, to do all other lawful acts, deeds and things necessary in regard to aforesaid;

I HEREBY AUTHORISE my said Attorney to delegate all or any of the aforesaid powers to anyone else and any such delegation will be valid only when accompanied by a certified copy and/or will be valid for transaction specific and at the first instance the original of this shall be produced for verification.

I HEREBY AGREE AND UNDERTAKE to obtain back the original of this deed from the Attorney whenever I recall/cancel this deed of General Power of Attorney from Attorney and shall give notice of such withdrawal/cancellation.

I HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever my said attorney may lawfully do pursuant to this Power of Attorney.

Signature of the Attorney

Attested :

Affix recent colour
passport size photo
with signature
across of the
attorney

Signature of Principal (Donor)

SCHEDULE-A

(Details of properties)

IN WITNESS WHEREOF I have executed this GENERAL POWER OF ATTORNEY at _____(place) of _____(name of country)

Shri _____ Signature of the Principal (Donor)

(POA has to be executed before Indian Embassy and requires to be attested by Embassy Officials and proof thereof).