SPECIAL POWER OF ATTORNEY

For execution and registration of a Leave and Licence Agreement through e-Registration, Department of Registration and Stamps, Government of Maharashtra

SAMPLE FORMAT — HOW TO USE (J Brothers)

- Print on non-judicial stamp paper or e-stamp of the value applicable under Article 48 of the Maharashtra Stamp Act, 1958. J Brothers will confirm the value before you buy it.
- Write names, addresses and ID numbers exactly as they appear on PAN and Aadhaar.
- Sign every page, paste a recent photograph, and sign before a Notary along with two witnesses.
- Upload a scan at jbrothers.work/forms and hand over or courier the original to our office.

TO ALL TO WHOM THESE PRESENTS SHALL COME, I/We, _____ (full name as per Aadhaar), aged ____ years, son / daughter / wife of _____, residing at _____, holding PAN _____ and Aadhaar No. XXXX XXXX _____, [for myself / as _____ (designation) of M/s _____ (name of business), a proprietorship / partnership firm / LLP / company having its office at _____], hereinafter referred to as "the Principal",

SEND GREETINGS.

WHEREAS the Principal has agreed to take on leave and licence basis the premises being Office / Unit No. _____, 2nd Floor, Office B-39, Tower B3, MIDC Industrial Area, S Central Road, Pawne, Navi Mumbai – 400705, Maharashtra ("the said premises") from _____ (name of the Licensor) ("the Licensor") for a period of ____ months commencing from _____, for use as the Principal's registered office / principal place of business / additional place of business;

AND WHEREAS the Leave and Licence Agreement for the said premises is required to be registered under section 55 of the Maharashtra Rent Control Act, 1999 read with the Registration Act, 1908, which may be done online through the e-Registration facility of the Department of Registration and Stamps, Government of Maharashtra;

AND WHEREAS the Principal is unable to remain personally present for the execution and registration of the said agreement and therefore wishes to appoint an attorney for that purpose;

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I/We, the Principal, do hereby nominate, constitute and appoint Mr. / Ms. _____, aged ____ years, son / daughter of _____, residing at _____, holding Aadhaar No. XXXX XXXX _____ ("the Attorney"), as my/our true and lawful attorney, to do the following acts, deeds and things in my/our name and on my/our behalf:

1. To sign and execute the Leave and Licence Agreement for the said premises on the terms agreed by the Principal with the Licensor, and any document incidental to it.
2. To enter the particulars of the said agreement on the e-Registration portal of the Department of Registration and Stamps (igrmaharashtra.gov.in), and to pay the stamp duty, registration fee and other charges on behalf of the Principal.
3. To present the said agreement for registration, complete Aadhaar-based identification and biometric authentication as the Principal's attorney, admit execution before the Sub-Registrar of Assurances or through the e-Registration system, and do everything necessary to complete its registration.
4. To receive the registered agreement, Index-II, receipts and related papers, and hand them over to the Principal.
5. Generally, to do all other lawful acts necessary for, or incidental to, the purposes above.

The Principal agrees to ratify and confirm whatever the Attorney lawfully does or causes to be done under this Power of Attorney. This Power of Attorney is limited to the transaction described above and stands revoked on completion of the registration of the said agreement, or earlier if the Principal revokes it in writing.

IN WITNESS WHEREOF the Principal has signed this Power of Attorney at _____ on this ____ day of _____, 20____.

Signed and delivered by the Principal

Affix photo
sign across

Signature: _____

Name: _____

PRINCIPAL

Accepted by the Attorney

Affix photo
sign across

Signature: _____

Name: _____

ATTORNEY

WITNESSES

1. Signature: _____

Name: _____

Address: _____

_____

2. Signature: _____

Name: _____

Address: _____

_____

BEFORE ME

Notary (seal and signature)