

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I/We _____, single/married, of legal age/s, Filipino/_____, and a resident of _____, do hereby NAME, CONSTITUTE, and APPOINT _____, of legal age, Filipino/_____ and a resident _____, to be my true and lawful ATTORNEY-IN-FACT, for me and in my name, place, and stead, and for my own use and benefit, to do and perform the following acts, relative to my purchase of townhouse/condominium unit from Grand Land Inc. or any of its subsidiaries, particularly describe as follows:

Unit No. : _____
Block : _____
Lot : _____
Unit Type : _____
Lot Area : _____
Floor Area : _____
Floor No. : _____

As Attorney-in Fact for we, He/She will do and perform the Following;

1. To claim/receive the official receipts, Contract to Sell, Memorandum of Agreement, Addendum and such other documents.
2. To execute and sign in the Deed of Absolute, Contract to Sell, Memorandum of Agreement, Addendum and whatever documents pertaining to the purchase of the above-described townhouse/condominium unit;
3. To receive the unit upon its turn-over and delivery and to inspect the same on the given inspection date/s;
4. To introduce the necessary improvements and all works of installation and repairs;
5. To sign in my behalf any document pertaining to the lease/rental of the above-stated unit and to receive payments thereof and to deposit the same to my designated account;
6. To settle and pay administrative fees, utilities such as water, electricity etc.;
7. To execute, sign and deliver all and any documents thereof appertaining.
8. To sign pertaining documents in case of cancellation or rescission.
9. To issue Post Dated checks for the remaining balance, move-in fees, transfer chargers and monthly equity payment of the above mentioned unit.

_____ is not authorized in any manner whatsoever to sell, transfer or convey the ownership of the said unit.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to perform all every act and thing whatsoever requisite, and necessary to be done in and about the premises, as fully to all intents and purpose as I might or could do if personally present, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

HEREBY RATIFYING AND CONFIRMING all that my/our said Attorney-in-Fact shall lawfully do and cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I/WE have hereunto set my/our hands on this _____ day of _____, _____ in _____, Philippines.

Signature Over Printed Name of Principal

Conforme and Specimen Signature Over
Printed Name of the Attorney-in-Fact

SIGNED IN THE PRESENCE OF:

Signature Over Printed Name of
WITNESS

Signature Over Printed Name of
WITNESS

ACKNOWLEDGEMENTS

REPUBLIC OF THE PHILIPPINES)
_____) SS

BEFORE ME, personally appeared:

Name	Gov't Issued ID	Place & Date of Issue

who is/are personally known to me and to me known to be the same person/s who executed the foregoing document and exhibited to me the above IDs and/or was/were identified by me through competent evidence of identity, to be the same person(s) in the foregoing document who exhibited to me the above ID(s). It was acknowledged to me that the execution of this document is the free and voluntary act and deed of said person(s), as well as the free and voluntary act and deed of the entity (ies) represented and that said persons have the authority to sign in behalf of the entity (ies).

WITNESS MY HAND AND SEAL this _____ day of _____, in _____.

NOTARY PUBLIC
My Commission Expires on _____
Commission Serial No. _____
Place of Commission _____
Office Address _____
Roll No. _____ IBP No. _____
PTRNo. _____ Place _____ Date _____

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of _____.