

# SPECIAL POWER OF ATTORNEY

## KNOWN ALL MEN BY THESE PRESENTS:

That I / We , \_\_\_\_\_, of legal age, Filipino, single / married to \_\_\_\_\_ and residing at \_\_\_\_\_ do hereby appoint, \_\_\_\_\_ of legal age, Filipino and residing at \_\_\_\_\_ to be my

true and lawful attorney-in-fact and in my name, place and stead to do and perform all or any of the following acts, to wit:

1. To transact, negotiate and contract with **TAIFU Realty and Development Corporation** for the purchase of lot/house located at \_\_\_\_\_ under such condition that TRDC and my attorney-in-fact may agree upon;
2. To deliver documents with regard to the purchase of \_\_\_\_\_ residential unit / Lot(s) at **HIGHVIEW HOMES Subdivision** specifically Block \_\_\_\_\_, Lot \_\_\_\_\_, located along Deparo Caloocan.
3. To sign and execute documents with regard to the purchase of the above-mentioned property with **TAIFU Realty and Development Corporation** (Owner / Developer).
4. To pay to **TAIFU Realty and Development Corporation** office located at **3rd floor Nature Mansion 187 B. Serrano Street cor. P. Jacinto Street, Caloocan City**, by issuing postdated checks which will cover all the outstanding balance including interest as per agreement.
5. To accept turn-over of the purchased property upon reaching the required payment and compliance of other requirements and to negotiate, transact, and contract with any person for the construction of improvements and/or additions and enhancement thereof in such amount, terms and conditions that my said attorney-in-fact shall deem reasonable and acceptable.
6. To apply for **MERALCO** and water service connections/reconnections for the aforesaid real property; and to negotiate and transact with **MERALCO** relative to the transfer of Meralco contract in favor of TRDC or any transferee of said real property, as well as to receive and acknowledge receipt of whatever money owing to me relative thereto, including refunds of meter and service deposits, if applicable.
7. To enter into, make and sign documents and deeds, including but not limited to Cancellation Agreement, Deed of Reconveyance, and Transfer of Rights or any other related undertakings, in case the transaction for the acquisition of the said parcel of land or real estate did not materialize for whatsoever reasons.
8. To claim, receive, and acknowledge receipt refund of money, whether in cash or check that may be due me relative to the aforesaid real property; and to endorse, encash said checks and receive proceeds thereof
9. To sign, execute, deliver and/or receive, acknowledge receipt of any & all documents, deeds or papers (including Owner's Original or Duplicate copy of the Title) relative to or necessary in the performance of any of the foregoing powers and authority.

**HEREBY GIVING AND GRANTING** unto my said Attorney-in-fact full power and authority whatsoever requisite or necessary or proper to carry into effect the foregoing authority as fully to all intents and purposes as I might or could lawfully do if personally present, and **HEREBY RATIFYING AND CONFIRMING** all that my said Attorney-in-fact shall do or cause to be done under and by virtue of these presents.

**IN WITNESS WHEREOF**, I have hereunto set my hand this \_\_\_\_\_, day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_.

\_\_\_\_\_  
**Principal**

\_\_\_\_\_  
**Marital Consent**

\_\_\_\_\_  
**Attorney-in-fact**

**Signed in the presence of:**

\_\_\_\_\_

\_\_\_\_\_

## ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES )  
\_\_\_\_\_) S. S.

**BEFORE ME**, a Notary Public, for and in the City of \_\_\_\_\_, this \_\_\_\_\_, day of \_\_\_\_\_, personally appeared \_\_\_\_\_, with CTC No. \_\_\_\_\_, issued at \_\_\_\_\_, on \_\_\_\_\_, who acknowledged that the same is their free and voluntary act and deed.

I affix my notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_.

Notary Public

**Doc. No. :** \_\_\_\_\_;  
**Page No. :** \_\_\_\_\_;  
**Book No. :** \_\_\_\_\_;  
**Series of :** \_\_\_\_\_;