

[To be attested by Pakistan Embassy abroad & counter verified by
Foreign Office in Pakistan]

SPECIAL POWER OF ATTORNEY

THIS SPECIAL POWER OF ATTORNEY is executed at [place], by **Mr. / Mrs.** [name] **son / wife of** [Father / Husband name] **presently residing at** [overseas address] **having CNIC/NICOP No.** [document number] **Passport No.** [document number] hereinafter referred to as the '**Principal**'.

WHEREAS:

- a) The Principal is desirous of purchasing immovable property in Pakistan situated at [address of property] and more particularly described in Schedule hereto (the "**Property**") by way of obtaining housing finance facilities from **Samba Bank Limited having its principal office at 2nd Floor, Building # 13-T, F-7 Markaz, Near Post Mall, Islamabad – Pakistan** (hereinafter referred to as the "**Bank**") (hereinafter referred to as the "**Finance Facility**").
- b) The Principal understands that in order to purchase the Property through Finance Facility, he / she will required to execute various documents for transfer, registration and creation of mortgage on the Property in favour of the Bank with the relevant Government Offices / Authorities maintaining record in respect of the Property.
- c) The Principal, being presently residing at [**place**], is desirous of appointing a Special Attorney to act on his/her behalf in respect of the Property to be purchased by availing the Finance Facility and for other matters ancillary and incidental thereto.

NOW THEREFORE, the Principal does hereby nominate, appoint and constitute [name] son / wife of [father / husband name], bearing CNIC # [number], R/o [address], (hereinafter referred to as the “Attorney”), subject to the limitations contained hereunder, to be the Special Attorney of the Principal for and on his/ her behalf to do or cause to be done all or any of the following acts, deeds and things:

1. To sign and execute all such deed(s), instrument(s), document(s) in respect of transaction of sale / purchase in order to effectively transfer the said Property in the name of the Principal and its registration with the relevant Government Office, Revenue Offices, Sub-Registrars, Cantonment Board(s), Housing Authorities, Societies, Development Authorities and / or any other Authority(ies) including Defence Housing Authority (DHA), Military Estate Office (MEO), and all other Government, Semi Government Authorities, maintaining record of such Property.
2. To sign and execute any document(s) necessary for obtaining original title documents and / or certified true copies of such title documents and any other documents including but not limited to registered sale deed/transfer letter, lease/sub-lease deed, Site Plans, Approved Building Plans, Mutation order/certificate, Non-Encumbrance Certificates, Permission to Mortgage etc. in respect of the Property purchased by the Principal by availing the Finance Facility.
3. To inspect records and to obtain copies of such records from the concerned offices / authority(ies) where the record of the Property is maintained and to take such actions / measures to safeguard the proprietary/ possessory rights of the Principal in respect of the Property.
4. To sign and execute all finance and mortgage documents including Token Registered Mortgage (TRM), Legal Registered Mortgage (LRM), Memorandum of Deposit of Title Deeds (MODTD) and to deposit with the Bank the original title documents of the Property execute any document on behalf of the Principal as required by the Bank for effective creation of mortgage over the Property in favour of the Bank.
5. To get the mortgage charge/ Lien in respect of the Property registered with the concerned office / authority responsible for registration of mortgages and charges/liens in respect of the Property and to obtain certified true copies of such registered mortgage deeds as well as charge creating documents / certificates and / or any other documents evidencing the creation of valid mortgage over the Property in favour of the Bank.
6. Generally to take such steps and to do such things as may be necessary or incidental to the proper and effective transfer and registration of Property in the name of the Principal as well as creation of mortgage over the Property in favour of the Bank.

The Principal does hereby agree to ratify and confirm all lawful acts done in terms hereof, by the Attorney for and on behalf of the Principal.

Notwithstanding anything to the contrary contained herein above, the Attorney shall have no authority or power to sell, gift, transfer and alienate the Property by any means to anyone including himself / herself by virtue of this Special Power of Attorney.

IN WITNESS WHEREOF THE PRINCIPAL has signed this Special Power of Attorney at [place] on this [date] day of [month], [year].

SCHEDULE OF PROPERTY

[Insert complete description of property]

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PRINCIPAL

ATTORNEY

WITNESSES:

1. _____

2. _____

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