

SPECIAL POWER OF ATTORNEY

For Management and Sale of Specified Immovable Property

Before execution, insert the highlighted details and verify the property particulars against the latest title and revenue records.

KNOW ALL PERSONS BY THESE PRESENTS:

I, **Mr. Sami Ullah**, son of Muhammad Iqbal, holder of Pakistani CNIC No. **34201-5113960-5** and Pakistani Passport No. **DD2749603**, presently residing at **22 Clay Pit Piece, Saffron Walden, Essex, United Kingdom**, hereinafter referred to as the "Principal" (which expression shall, where the context permits, include my legal heirs, successors and permitted assigns),

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT Mr. Raja Jahanzeb, son of Raja Aurangzeb, holder of Pakistani CNIC No. **61101-6833188-5**, presently residing at Mohallah Java Road, Dak-Khana Khas Rawat, Tehsil and District Rawalpindi, Punjab, Pakistan, hereinafter referred to as the "Attorney",

to be my true and lawful attorney to act for and on my behalf solely in relation to the immovable property described below (the "Property"), subject at all times to the limitations and safeguards set out in this instrument.

1. PROPERTY

The Property to which this Special Power of Attorney exclusively relates is:

Location	Rawat, District Rawalpindi, Punjab, Pakistan
Khasra Number	4062 / 2232
Area	10 Marla
Title / rights	Standing in the Principal's name in the official revenue and land records, together with all rights, easements and appurtenances attached thereto.

2. APPOINTMENT AND POWERS GRANTED

For the purpose of managing and completing a bona fide sale and transfer of the Property, I authorise the Attorney to perform the following lawful acts in my name and on my behalf:

- **Appearances.** To appear before all Government Departments, Revenue Authorities, Patwari, Tehsildar, Assistant Commissioner, Deputy Commissioner, Punjab Land Records Authority, Registrar, Sub-Registrar, Housing Authority, Development Authority, Cantonment Board, court, tribunal or any other competent authority in connection with the Property.

- **Records.** To apply for, obtain and receive certified copies of title documents, revenue records, mutation records, Fard, Jamabandi, Inteqal, maps, plans, tax records, no-objection certificates and other records relating to the Property.
- **Sale negotiations.** To negotiate a bona fide sale of the Property at a price and on terms approved or instructed by the Principal in writing, and to communicate and settle lawful transaction terms with a prospective purchaser.
- **Execution of transaction documents.** To prepare, execute and sign documents reasonably necessary to complete the sale and transfer, including:
 - Agreement to Sell;
 - registered Sale Deed, Conveyance Deed or Transfer Deed;
 - Possession Letter;
 - applications, affidavits, declarations, undertakings and indemnities; and
 - other ancillary instruments required by a competent authority, provided that no such instrument expands the Attorney's authority beyond this Special Power of Attorney.
- **Registration.** To appear before the competent Registrar or Sub-Registrar, present the transaction documents for registration, admit their execution and receive the registered documents after completion.
- **Possession.** To deliver possession of the Property to the purchaser only upon completion of the registered sale and after confirmation of receipt of the full Sale Consideration in accordance with Clause 3.
- **Mutation.** To apply for, sign and complete mutation (Inteqal) and all consequential proceedings before the competent revenue and land-record authorities.
- **Taxes and charges.** To submit returns, forms and applications relating to transfer taxes, stamp duty, registration charges and other governmental dues; and to arrange payment only from funds separately provided by the Principal or paid directly by the Principal or purchaser as lawfully agreed. This power does not permit the Attorney to receive or use the Sale Consideration.
- **Proceedings.** To bring, defend, pursue, respond to or lawfully compromise proceedings, objections, pre-emption claims or other matters directly connected with the Property, provided that any compromise affecting title, sale price or Sale Consideration requires the Principal's prior written approval.
- **Professional assistance.** To engage advocates, legal practitioners, deed writers, tax advisers, consultants or other professionals when reasonably necessary to protect the Principal's interests concerning the Property. Such engagement is not a delegation or substitution of the Attorney's authority to sell, sign, register or transfer the Property.
- **Ancillary documents.** To sign applications, declarations, affidavits, undertakings, indemnities and acknowledgements necessary or incidental to the authorised transaction, but not any receipt or acknowledgement suggesting that the Attorney received or controlled the Sale Consideration.
- **Communications.** To correspond with the purchaser and relevant authorities, submit supporting documents and receive notices or correspondence concerning the Property and the authorised transaction.
- **Incidental acts.** To perform every other lawful act strictly necessary or incidental to completing the management, registered sale and transfer of the Property as effectively as the Principal could do if personally present, subject to every limitation in this instrument.

3. SALE CONSIDERATION - DIRECT PAYMENT TO PRINCIPAL

The Attorney has authority to negotiate the sale and execute documents necessary to complete the transfer of the Property. However, the Attorney shall not be authorised to receive, collect, retain, deposit, endorse, withdraw, redirect, assign, transfer, encumber or otherwise control or deal with any part of the sale price or other consideration payable for the Property (the "Sale Consideration").

The purchaser shall pay the entire Sale Consideration directly into the Principal's nominated bank account stated below, or into a substitute account communicated directly by the Principal to the purchaser in a separately signed written instruction. Payment to the Attorney or to any other person shall not discharge the purchaser's payment obligation unless the Principal has given prior, specific written consent to that payment.

The Attorney may acknowledge completion of the transaction and execution of the Sale Deed only after the Principal, or the Principal's bank on the Principal's authority, has confirmed receipt of the full Sale Consideration as cleared funds. The Attorney has no authority to issue a receipt purporting to acknowledge personal receipt of the Sale Consideration.

Account holder	Sami Ullah
Bank name	BankIslami
Account / IBAN	304500047230001

4. LIMITATIONS OF AUTHORITY

This Special Power of Attorney is limited solely to the Property described in Clause 1 and does not authorise the Attorney to deal with any other movable or immovable property belonging to the Principal.

The Attorney shall not gift, exchange, mortgage, charge, lease, create any trust over, or otherwise dispose of or encumber the Property, except by way of a bona fide sale completed through a duly registered instrument within the authority granted herein.

The Attorney shall not vary or waive the direct-payment protections in Clause 3, open or operate any bank account for the Principal, or borrow money or create any financial obligation in the Principal's name.

5. CONFLICT OF INTEREST

The Attorney shall not directly or indirectly purchase or acquire the Property in his own name, or cause the Property to be purchased or acquired in the name of his spouse, child, parent, sibling, business partner, associate, nominee, agent, trust, company or other connected person or entity, unless the Principal gives prior, specific written consent after full disclosure of the proposed transaction and relationship.

6. NO DELEGATION OR SUBSTITUTION

The Attorney shall not delegate, assign or substitute any of the powers granted under this Special Power of Attorney to any other person unless the Principal expressly authorises that delegation or substitution in writing. For clarity, obtaining professional assistance under Clause 2 does not authorise any professional or representative to execute the sale, receive the Sale Consideration or exercise a power reserved to the Attorney.

7. RATIFICATION

The Principal ratifies and confirms every lawful act properly performed by the Attorney within the express scope of this Special Power of Attorney. No act that exceeds this authority, breaches a limitation herein, involves unauthorised self-dealing or permits the Attorney to receive or control the Sale Consideration is ratified or approved.

8. DURATION AND REVOCATION

This Special Power of Attorney shall remain valid until the earliest of:

- completion of the registered sale, transfer and mutation of the Property;
- written revocation by the Principal communicated in accordance with applicable Pakistani law; or
- termination by operation of law.

Revocation shall not validate any act already performed outside the scope of this instrument, and the Attorney shall cease acting as soon as he receives notice of revocation.

9. GOVERNING LAW

This Special Power of Attorney shall be governed by and construed in accordance with the laws of the Islamic Republic of Pakistan. The courts, registration authorities and revenue authorities having competent jurisdiction where the Property is situated shall have jurisdiction in relation to this instrument and the Property.

10. EXECUTION

IN WITNESS WHEREOF, I, the Principal, have executed this Special Power of Attorney of my own free will on the date and at the place stated below.

Date of execution	04-Aug-2026
Place of execution	Saffron Walden, United Kingdom
Principal	Mr. Sami Ullah
Signature	

Principal identification

CNIC: 34201-5113960-5 | Passport No.: DD2749603

11. WITNESSES

Signed by the Principal in our presence. Each witness confirms that the Principal appeared to execute this instrument voluntarily and that the witness details below are complete and correct.

WITNESS 1	WITNESS 2
Name: _____	Name: _____
CNIC / Passport: _____	CNIC / Passport: _____
Address: _____	Address: _____
Signature: _____	Signature: _____

12. ATTESTATION / NOTARIAL / CONSULAR USE

The space below is reserved for attestation, notarisation or consular certification, as applicable to the place and method of execution.

Attesting officer / authority _____

Office / mission _____

Date _____

Official stamp and signature _____

13. FOR REGISTRATION / USE IN PAKISTAN

Reserved for endorsements, verification and registration particulars required by the competent authority in Pakistan.

Receiving authority _____

Registration / diary number _____

Date _____

Official stamp and signature _____