



PHOTOGRAPH OF EXECUTANT



PHOTOGRAPH OF ATTORNEY

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT I, _____

holding CNIC No. _____ do, hereby send GREETINGS.

WHEREAS I am fully well and in my sole and absolute right seized and possessed of a _____

hereinafter called the 'Said Property", which transfer still subsists and is in full force and WHEREAS it is not possible for me to supervise and manage my above said property,

Contd....p/2.

I, hereby APPOINT, NOMINATE AND CONSTITUTE _____

as my duly constituted and lawful Attorney in my name for me and on my behalf to look after and manage my said property personally and/or through agency which I would and/or could have done and without any way effecting the generality of the aforesaid more particularly to do all or any of the following acts, deeds, things and matters namely:-

1. To receive and collect advance and final sale consideration for sale of the said property from any Vendee and to negotiate, participate, finalize and execute the sale transaction or proceedings to sell the said property.

2. Approve and to present for approval to all the relevant authorities the plans of the proposed construction and modifications and alterations, completions thereto and to secure approval and sanction of the relevant authorities for the same.

Contd.....p/3.

3. To serve, send receive and accept all notices and communications from all sources in respect of the said property with or without buildings thereon and to send or ignore to send any replies to them and/or as considered expedient by my said Attorney. This includes the power to receive notices of completion of the proposed building on the said plot and to respond or ignore to respond to the terms thereof in sole discretion and without any reference to me.
4. To appear and set for me and on my behalf in all Courts, Departments, Offices, including the, Office of the Military Estates Office, Pakistan Defence Officers' Housing Authority, Karachi, Clifton Cantonment Board, ,Karachi Development Authority and/or before any other Authority, Authorities including the Commissioner, Deputy Commissioner, The Rent Controller, (CDGK), Karachi Development Authority, Director of Military Lands and Cantt. Income Tax Authorities.
5. To sign and verify plaints, written statements, petitions, applications, appeals, review and review applications claims, objections, receipts discharge and all other kinds of application and petitions and representations and to file and prosecute the same in such Court or offices and also to defend all such actions.
6. To file and receive documents, to deposit and withdraw money and to grant receipts thereof so as to give valid discharge for me and on my behalf.
7. To obtain refund of stamps duty or payment of Court Fee or any other account.
8. To execute and admit execution of sub-license or sub-lease 'A' in my favour and also to execute 'B' lease for 99 years with the Government of Pakistan in my favour on or before the completion of the proposed building on my said property and to execute, sign, admit execution of all necessary powers of attorney and all other documents and to submit the same for registration before the Registrar or Sub-Registrar or Assurances and also to move for and secure transfer of titles of the said property in the name of person or persons concerned or in that of his /her nominee or nominees.

9. To engage, advocate, pleaders, attorney's, sign Vakaltanamas, plaints, complaints, applications and other documents obtain proceed and to do all acts, deeds and things necessary desirable or expedient for the proper exercise of my obligations.
10. To appoint any other agent or Sub-Attorney with the same power as conferred on him to whom I shall also remain responsible, in the same manner and to remove all of them at any time as he may deem fit
11. To execute Sale-Deed, Conveyance-Deed in favour of any person before Sub-Registrar, and to retain, utilize, hire, lease, licence give grant gift (Hiba) assign, convey, transfer, alienate, encumber, charge, mortgage, pledge, hypothecate, redeem, exchange, release, relinquish, discharge surrender, transmute, transplant, cannibalise, settle, adjust or otherwise to dispose of the leasehold rights of the said property, wholly or partly and for such consideration or with no consideration and in such manner as may be considered, desirable, fit, proper, expedient and or opportuned by my said Attorney in his/her sole, absolute and unfettered discretion.
12. To clear and satisfy all the rents, dues, demands, interest, charges, premiums, loans, arrears, levies, taxes, ceases, rates, fees, fines and outgoing of the Government, Corporate Bodies or statutory organizations , more particularly those which may become payable or lawfully be asked for by the Pakistan Defence Officers' Housing Authority, Karachi, Military Estates Office, K.D.A., K.M.C., Government of Pakistan Excise and Taxation Department, Karachi Electric Supply Corporation, Sui Southern Gas Company, P.T.C.L, P.W.D., Water Supply Department, Sewerage Board, and/or income Tax Department.
13. To represent me specially before the Income Tax Authorities/ Departments so as to obtain Income Tax/Wealth Tax/Gift Certificates and before the Excise and Taxation Department for the purpose to give proper guarantees, affidavits, securities and sureties.

14. To make full compliance of the requirements/terms and conditions of the CDGK, House Building Finance Corporation, Insurance Companies, Banks and/or other Institutions in case loans are raised from any one of them to receive and repay or arrange for the repayment of the loan without obliging, charging, effecting, disturbing or making me liable to the slightest, extent, deliver and take back possession and ultimately to get the said property re-deemed.
15. To let out the whole or any portion of the said property to tenants, receive rent/advance/deposit and pass receipt, therefore to execute appear, induct and eject the tenant.
16. To let out or give on lease whole or any portion of the said property to any person party or body entering into a Lease or Tenancy Agreement to receive rents from the Lessees, or tenants to receive security or deposit monies, to pass valid receipts thereof. To give and to take back the possession of the said property or to eject any occupant or tenant from the said property and also to seek distress against the defaulters from the proper court of law.
17. This General Power of Attorney is IRREVOCABLE and shall be binding on me, on my legal heirs, representatives, executors, administrators and assigns and shall not be REVOKED, ALTERED or AMENDED by me until and unless my said Attorney himself desires to cease to continue as such Attorney and his such consent will be procured in writing.

AND GENERALLY TO PERFORM AND EXECUTE ALL the lawful deeds, acts and things which my said attorney may do in respect of the said property in matters and things referred to above and for the purpose specified therein by virtue and on the strength of THESE presents.

It is also specifically stated herein that this Power of Attorney is IRREVOCABLE in all respects and my said attorney shall exercise the powers contained herein in his sole and absolute discretion without any let, hindrance or interference and/or objection or obstruction from me or any person or person claiming for interest through me.

IN WITNESS WHEREOF I have set and subscribed my hands of
the _____ day of _____ 2009.

EXECUTANT: _____

WITNESSES

1. Signature: _____

Name: _____

S/O _____

NIC No. _____

Address: _____

2. Signature: _____

Name: _____

S/O _____

NIC No. _____

Address: _____
