264/6897 पावती Original/Duplicate

Wednesday,November 11 ,2020 नोंदणी क्रं. :39म

10:31 AM Regn.:39M

पावती क्रं.: 11223 दिनांक: 11/11/2020

गावाचे नाव: पोलीस लाईन

दस्तऐवजाचा अनुक्रमांक: नगन1-6897-2020

दस्तऐवजाचा प्रकार : पॉवर ऑफ ॲटर्नी

सादर करणाऱ्याचे नाव: मिर इफ्तेखार हुसैन सैय्यद मोहिउद्दीन अहमद - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 500.00

आपणास मूळ दस्त ,बंधनेल प्रिंट,सूची-२ अंदाजे 10:49 AM ह्या वेळेस मिळेल. NGP1

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु.400/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006686953202021E दिनांक: 11/11/2020

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN MH006688553202021E	BARCODE	Date 06/11/2020-16:55:22	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HDR SUB REGISTRAR NAGPUR 1	Full Name	SARAH MOHD YASEEN SOHAGI
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	127
Account Head Details	Amount in Rs.	Premises/Building	
0030063301	100.00	Road/Street	POLICE LINE TAKLI
		Area/Locality	501.67 SQ MTR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	SecondPartyName=MIR IFTEKHAR HUSAIN~
Total	100.00	Amount In Words	One Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020110610487	IK0AUGDVV6
Cheque/DD No.		Bank Date	RBI Date	06/11/2020-16:24:55	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 8000000000

NOTE:- This chellan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी वापरु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Print Date 06-11-2020 04:55:57

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0611202012360	Date	06/11/2020
Received from SARIT MOHD YASEEN SOHAGI, Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	06/11/2020
Bank CIN	10004152020110611180	REF No.	1GAJFZXNU1
This is computer generated receipt, hence no signature is required.			

नगन – 9

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

नगन-१
486 / 2020
3 / 20

NAGPUR TREASURY
AY 315071
13 NOV 2020
Stamp Head Clerk / Sr. Clerk

BEFORE THE HON'BLE SUB-REGISTRAR AT NAGPUR

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I

MRS. SARAH W/O MOHAMMAD YASEEN SOHAGI, @ daughter of **MIR IFTEKHAR HUSAIN,** aged 29 yrs, Occu: Household, (Aadhaar No.2550 2811 8860) R/o 486, "Al-Firdaus" New Colony, Nagpur-440001, (hereinafter called as "***PRINCIPAL/EXECUTANT***") do hereby appoint, nominate and constitute her father viz. **MR. MIR IFTEKHAR HUSAIN S/O SYED MOHIUDDIN AHMED,** aged 67 yrs, Occu: Retired, (Aadhar Card No.4878 3415 3177) R/o 486, "Al-Firdaus" New Colony, Nagpur, as their ***LAWFUL ATTORNEY*** in my name and on my behalf to execute or do all or any acts, deeds or things, hereinafter mentioned in the circumstances detailed below:

WHEREAS the Principal/Executant along with Agent and her sisters have various immovable property, and are also the joint co-owners in respect of some of the property mentioned below, the Principal/Executant intends to Sell some of the properties, so also intends to develop some of the properties and also intends to purchase the various properties, individually and jointly.

..2..

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक Power of Attorney

२) दस्त नोंदणी करणार आहात काय ? नाही

३) नोंदणी होणार असलेल्या दुय्यम निबंधक यांचे नाव ... तालुका ...

४) मिळकतीचा प्रकार

५) मोबदला रुपये

६) बाजार किंमत ठेवलेल्याचे नाव Mrs. Jeetkaur Hardayal Jolly

७) मुद्रांक शुल्क भरलेचे नाव

८) दस्त नोंदणीकृत झाल्याचे नाव व पत्ता

९) मुद्रांक शुल्क रुपये

१०) मुद्रांक विक्री वही अनु. क्रमांक 18713 दि. 5 NOV 2020

११) मुद्रांक विक्रेता सुची. (वही सही)

नरेंद्र सुखलाल जैस्वाल

मुद्रांक विक्रेता, जा. क्र. २८१२, ओळ क्र. ४६८१००१
जिल्हाधिकारी परिसर, न्यायालय, नागपूर (शहर)

रसिद पावती

नरेन्द्र सुखलाल जैस्वाल

मुद्रांक विक्रेता लां नं. 18/91

जिल्हाधिकारी कार्यालय परिसर, नागपूर

रसिद पावती देण्यात येते की, श्री Mrs. Jeetkaur Hardayal Jolly

रा. नागपूर यांनी माझे कडून रुपये 5001 (अक्षरी रुपये Five thousand one only)

खरेदी केलेले आहे रजि. पान नं. 271

अ.क्र.	दिनांक	मुल्य
18713	5 NOV 2020	500 x 01 = 5000-
	एकूण किंमत –	5001-

करिता ही रसिद पावती देण्यात येत आहे

नागपूर

दिनांक -- 5 NOV 2020

सही

नागपूर-9
5866 / 2020
& 20

7. My/Our Attorney shall have the right to negotiate and finalize the amount of consideration, the terms and conditions of Sale absolutely at his discretion and for the said purpose to receive the amount of consideration, part payments thereof, and to pass receipt of the same and do all such acts, deeds and things to complete the transactions.

8. To support all applications for mutation of names of the said property and to do all necessary things to procure the mutation thereof in all relevant records, i.e. Revenue Record, City Survey Department, Municipal Corporation, etc. To apply before the Municipal Corporation, Nagpur Improvement Trust, Nagpur, Nazul Department, Revenue Authority to obtain the No Objection Certificate if required.

9. To give on rent any of my/our properties, and to collect rent, and to pass receipt thereof. To present the documents of Leave and License, Rent Agreement, Lease Deed and to get the same registered according to law.

10. To execute and sign all such documents including Deeds of Mortgage or Memorandum of Mortgage in favour of the Banks, Life Insurance Corporation, or any other Financial Institutions, thereby mortgaging the said property as the said Attorney may think fit for the purpose.

11. To submit and present all such Deeds of Mortgage, Deed of Sale, Transfer, Agreement to Sale, Agreement to Development, Correction Deeds, etc. and other relevant documents before the concerned Sub-Registrar in respect of her/his/their share in the said properties and to get such Deeds registered in favour of the Bank, financial institutions, or any other person and to sign all such declarations, applications as may be necessary to achieve the purpose.

12. To open and operate all such my/our Bank accounts, Demate Account existing and proposed to be opened under his signature, in my/our name/s and shall also purchase and sale shares, so also to purchase and invest in Mutual Funds, Insurance and any other financial product on my/our behalf.

13. To negotiate and finalize the transaction for purchase of any property and to get executed all such Agreement of Sale, Sale Deeds, Correction Deeds, and to get the same registered according to law.

Aparna Sarah

नगन-9
5/26/2020
4/20

WHEREAS the Principal is resident of Nagpur and is always pre-occupied in her work, so it is not possible for her to visit various offices in order to manage the properties and to complete the requisite formalities and therefore, she is hereby appointing, nominating, her father i.e. **MR. MIR IFTEKHAR HUSAIN S/O SYED MOHIUDDIN AHMED,** as her Lawful Attorney to do all the following acts, deeds and things in the name of the Principal/Executant expedient and acting for her and on her behalf in respect of the various property mentioned below so also various other property, that may be found in her name having her right and share therein.

1. To appear and represent me/us before all Courts on my/our behalf and to enter into witness box and to depose in those matters. To sign, verify and file, any Plaint, Criminal Complaint, Application, Reply, Written Statement, Memorandum of Appeal and Application of all kinds, pleadings and to file them in any Court or Office, upto the highest level.

2. To appoint any Advocate, Vakil, Pleader, Mukhtyar, Revenue Agent or any other Legal Practitioner. To Compromise, Settle, Compound or Withdraw the Proceedings, Suit, Appeal, Complaint, etc.

3. To purchase or to obtain refund of Stamp Duty or Payment of Court Fee, or any amount from Courts, Offices and to pass the receipt thereof acknowledging the same. To apply to Courts and Officers for copies of documents and papers.

4. To apply for the inspection of and to inspect Judicial Record. To accept service of any summons, notices, etc. issued by any Court of Law or Officer against me/us. To initiate, prosecute and defend any Civil Suit, Appeal, Complaint, Execution of any Order or Decree.

5. To deposit necessary sums in the office of the Municipal Corporation, Banks, M.S.E.D.C. Ltd. in my/our name/s and to apply for refund thereof and to receive back such moneys as may be refunded to me/us by the said Authorities and to pass a valid receipt and discharge for the same and to obtain No Objection Certificate. To apply for water and electricity connections, etc. and to pay/deposit necessary sums in the office of the concerned Authorities.

6. To enter into Agreement of Sale in respect of the property/ies or any of them mentioned herein below with the prospective Purchaser and to execute such Agreement to Sale and to execute and get it register the Agreement to Sale, Agreement to Development, Deed of Sale or Correction Deed, Deed of Declaration, etc. in accordance with the law in force.

..3..

14. Generally to do all lawful acts, deeds and things necessary for the protection and managing the Immovable Property, which I/We can do personally (jointly and severally).

AND We/I hereby agree that all acts, deeds and things lawfully done by my/our said Attorney shall be construed as acts, deeds and things done by me/us and I/We undertake to ratify and confirm all and whatsoever that my/our said Attorney shall lawfully do or cause to be done for me/us by virtue of the powers hereby given. The description of some of the properties are mentioned below,

SCHEDULE OF PROPERTIES

i) ALL THAT piece and parcel of Land bearing ***Plot No.127***, admeasuring 501.670 sq. mtr. (5400 sq. ft.) out of Kh.No.2 & 3, City Survey No.180, Sheet No.3, 5 & 6, Mouza-Police Line Taldi, out of the Layout of Jafar Nagar Sudhar Samiti, (Block-A), having N.M.C. House No.100/A/127, Ward No.61, Jafar Nagar, Tehsil & District-Nagpur, to the extent of her share in the said property.

ii) So also to purchase various properties in my/our name/s and to sell the said properties to the prospective purchasers, etc.

IN WITNESSES WHEREOF I/We have signed this Deed on this __th day of November-2020 at Nagpur, in the presence of witnesses mentioned below.

Drafted by

(W.W.Qazi)
Advocate

नागन – ९
६९६ / २०२०
६ / १२

WITNESSES :-

1. _____
SYED MOHAMMAD SAAD

2. _____
(SYED ABDUL MAJID)





(MRS. SARAH W/O MOHAMMAD YASEEN SOHAGI, @ daughter of MIR IFTEKHAR HUSAIN)
PRINCIPAL/EXECUTANT



I Accept Authorization



(MR. MIR IFTEKHAR HUSAIN
S/O SYED MOHIUDDIN AHMED
(POWER OF ATTORNEY HOLDER/AGENT)

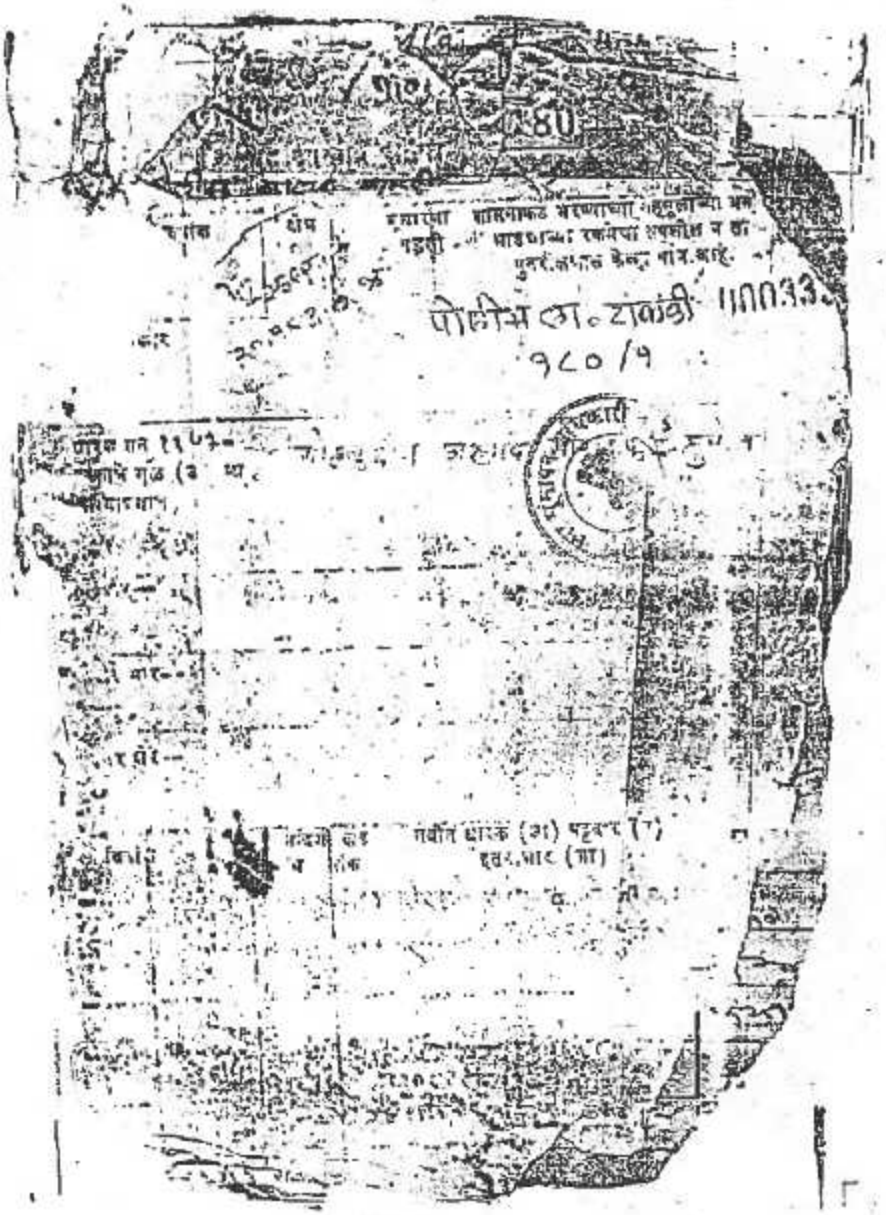
नगन-१

६९६ / २०२०

/ २०

Ibrahim

Salah



सह्यायकनिबंधक

नगन - १

६६९ / २०२०

९/२०

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेदार (प) इतर भार (भा)	शेरा
09/10/2020	बेरसाने :- र.दु.क्र. 3070 दि. 01/12/2004 अन्वये रक्कम रु. 6,00,000/- साठ्ये घारण मीरजाहेद हुसेन यांनी "डार. व्ही. इन्व्हेस्ट" अपार्टमेंट महोब गाला क्र. एस. 203 दुसरा माला बां.क्षेत्र 96.000 चौ.मी. विकल्पाने गहाण केला होता सदर.	1) श्री. नौशाद अली सैय्यद वहद अजीज अहमद 2) श्रीमती अजमत नौशाद आसिफ ज. डॉ. मोहम्मद आसिफ	फो. क्र. 8399 1/10/20 दु. नि. अ. क्र. 3 नागपूर.
14/10/2020	हिबानामे :- हिबा बसीस पत्र दि. 01/10/2020 काय धारक मीर इफ्तेखार हुसेन वहद सय्यद गाहाऊद्दीन अहमद यांनी शुरवेड क्र. 926 चे एकूण क्षेत्र 4800 चौ. फुट म्युन प्रतेली 24% शाप्रसाद 04% आवे. हिब्बा हिबाना बसीस दिल्याने वा.ग.यो.चे नाव दर्ज	① आलीया फिरदौस ज. शेख अब्दुल सत्तार बोहेब ② फालीया ज. सय्यद अरशद अली ③ साराज. मोहम्मद यासीन सोहागी.	फो. क्र. 3392 15/10/20 दु. नि. अ. क्र. 3 नागपूर.

सदरपरिच्छेद

2064506 Samleen 19/10/2020

दि. 19/10/2020 रोजी रु. 100/- शिरस्तेदार

दुय्यम मुद्रांक अधिकारी क्र. 3.

नगन-9
4266 2020
20/10



नगन – १
४ डिसें / २०२०
११ / २०

सत्यप्रतिलिपी

नगन – १
/ २०२०



दिनांक	व्यवहार नोंदणी खंड व क्रमांक	मवीनधारक (अ) पटवेदार (ब) इतर भार (भा)	साक्षीदार
09/10/2020	बक्षीसपत्र :- दस्त क्र. 3070 दि. 07/10/2005 अन्वये रुपये रक्कम रु. 6,00,000/- मध्ये धारक मीर जाहिद हुसेन यांनी "आर. एच. इन्फरेड" अपार्टमेंट मधील गाळा क्र. एस-203 दुसरा माळा बां.क्षे. 490 चौ.फू. विक्रीस्तव खरेदी घेणार नाव दर्ज.	1) श्री. मोहम्मद शाहीद सैय्यद वहाब अशोक अहमद 2) श्रीमती अजमत मोहम्मद आसिफ ज. डॉ. मोहम्मद आसिफ	फे. क्र. 8399 1/10/20 दु. नि. अ. क्र. 3 नागपूर.
15/10/2020	हिबानामा :- हिबा करीता पत्र दि. 8/8/2020 चा मौ. धारक मीर इफ्तेखार हुसेन वल्द सय्यद गाहाऊद्दीन अहमद यांनी शुगरवेड क्र. 926 चे एकूण क्षेत्र 4500 चौ. फुट पैकी खुल्ली 25% गच्चीचा 60% आर. हिस्सा हिबानामा बक्षीस दिल्याने त्याचा याचे नाव दर्ज	(1) आबीदा फिरदौस ज. शेख अब्दुल सत्तार साहेब (2) फातिमा ज. सय्यद अरशद अली (3) सारा ज. मोहम्मद यासीन साहागे.	फे. क्र. 3392 15/10/20 दु. नि. अ. क्र. 3 नागपूर.

सदरपक्षी दिली

19/10/2020

शिरस्तेदार

नगर भूमापन अधिकारी क्र. 1.

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दस्त - 2020

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नगन – १
८८१६ / २०२०
१४ / २०