

2019/JR/327/BK4/29

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp



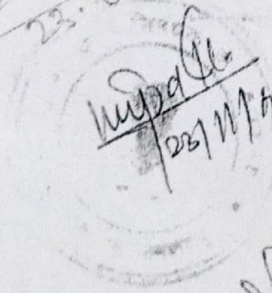
सत्यमेव जयते

Certificate No. : IN-JH13982649147901R
Certificate Issued Date : 23-Jan-2019 10:24 AM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0118277437473351R
Purchased by : MDIZHARUL HAQUE
Description of Document : Article 48 Power-of-Attorney
Property Description : G P A
Consideration Price (Rs.) : 0
(Zero)
First Party : MOHAMMAD MAQSOOD ALAM AND OTHERS
Second Party : MD IZHARUL HAQUE
Stamp Duty Paid By : MD IZHARUL HAQUE
Stamp Duty Amount(Rs.) : 50
(Fifty only)



.....Please write or type below this line.....

2019/00207
23.01.19



Alam

Md. Sauid Alam

Md. Sahrawaz Alam

Stoglitia Athaman

23/1/19

0007827077

S.A.A-

Ansari

23/11/19



Md. Sahrawaz Alam

Sagufta Khanam

Md. Maqsood Alam
23/11/19



महोदय, मैंने यह दस्तावेज
जिसमें मैंने अपने पत्नी
का नाम लिखा है।

Md. Saoud Alam
23/11/19



4.8

Md. Sahrawaz Alam
23/11/19

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT, WE.

1. MOHAMMAD MAQSOOD ALAM, s/o Late Abdul Aziz.
2. MD SAUD ALAM,
3. MDSAHNWAZ ALAM
Both Sons of Mohammad Maqsood Alam,
4. SAGUFTA KHANAM, daughter of Mohammad Maqsood Alam,

All By Faith Muslim, By Occupation 1 to 3) Business & 4) Housewife, By Nationality Indian, All Resident of Road No 7, House No 4, Azadnagar, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand, does hereby Nominate, Constitute and Appoint: MD IZHARUL HAQUE s/o Late Mohammad Yunus, By Faith Muslim, By Nationality Indian, By Occupation Business, Resident of Road No 10 B, H. No. 24 Azad Nagar, Mango, P.O. & P.S. Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand, to be our lawful attorney in our names and on our behalf to do all or any of the following acts, deeds, and things, hereinafter mentioned. By Caste- Ansari

chargeable

Rs 10,000/-

23/11/19



Md. Saad Alam
Md. Saad Alam

Md. Saharwaraz Alam
23/1/19



Shagufta Khanam
23/1/19



WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below property was purchased by Md Maqsood Alam & Bibi Perveen Khanam, jointly from its previous owner: Firoz Akhtar, s/o Late Abdul Malik, R/o Azadnagar, Mango, Jamshedpur, by virtue of registered Sale Deed No 1926, Dt: 10.04.2001, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same they have also got their names mutated in the records of the Circle Officer, Jamshedpur, vide Mutation Case No 1407 / 2003 - 04, and came in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all their right, title and interest during their lifetime, and after Bibi Perveen Khanam, died intestate the share of her immovable property i.e. part of the schedule below, property now devolved upon the Principal/s, being her only living legal heirs and successors, and as the principal/s has other things to look after they jointly decided to empower the attorney to do the followings.



Md. Saad Alam

Md. Sahrawaj Alam

Shaybata Khasary

23/1/19

This General Power of Attorney witnesseth as follows:

1. To look after, manage, conduct and maintain the said landed property and the property, and to protect and defend our legal interest thereto till its disposal to the intending buyer/s.
2. To appear in all courts, offices and in any other Offices of the Government or Semi Government or Local Authority thereof related to the building property, and to represent us before the Office of D.C., Circle Officer, L.R.D.C., Registrar, etc., and / or any Registering or Competent or Municipal Authority.
3. To take all steps for safeguarding my interest thereto and to file any suit or case and/or to defend any suit or case and to appoint advocate, and to verify, sign, and submit any paper, show - cause, other papers etc., and to place the same before any such office or department.
4. To enter into contract with the various buyer/s on such terms and conditions as our attorney thinks fit and proper, and on selling the schedule below land, our attorney will deposit the consideration amount / money in our bank account/s.
5. To sign, execute, swear, deliver any paper application, petition, objection, or no objection, agreement, document, affidavit, indemnity, plans, etc., notice, acknowledgement, vakalatnamas, and all other required papers etc., and to submit the same before any such Court or Office.
6. To enter in any other documents under conveyance and/or to execute any paper, affidavit or document etc., to and in favour of such buyer/s and to get such document/s registered in proper court of law.
7. To contest and/or compound and/or compromise any suit or case with the opposite party in respect of the said property or any part thereof on such terms as our attorney may thinks fit & proper.



Md. Sauid Akbar

Md. Saburwaraz Akbar

Chargudata Khanna

23/11/19

8. To apply and obtain certified copy of the order, decree or judgment passed by any court or office for record and reference and/or to refer the same for higher arbitration or appeal against order of the lower court or office.
9. To sign and execute the deed of transfer by way of sale and / or any other document/s under conveyance with respect to the said property in favour of intending buyer/s and to present the deed for registration before the registering authority and to admit execution of the same for us and on our behalf, and to do all necessary acts, deeds, and things for completing the registration process thereof and to endorse the registration receipt/s.
10. Generally, to do all acts, deeds, and things for all intents and purposes as stated herein.
11. Be it expressly state that this General Power of Attorney does not create, constitute or assume any kind of transfer of right, or title of the property in favour of the Attorney, and the Principal / Executant have empowered the attorney, without taking any consideration amount for the schedule below property, from the attorney.

SCHEDULE

In the District East Singhbhum, Situated in Mouza Pardih, Thana No 1641, Ward No 8, P.S. Mango, under the District Sub Registry Office, Block and Town Jamshedpur, Sub Division Dhalbhum, and State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
46	3114 (Part)	5 Kathas 8.25 Decimals	North : 8'ft wide Road South : Israr Ahmad East : Firoz Ahmad West : Road

17/07/2001 Sale 14. 15,000/- 9228 5000Rs



28-6300/-
As 1500/-
8000/-

FIRAZ AKHTER
10/4/2001

228
[Signature]

Sale Deed

This Sale Deed is made on this the _____ day of April 2001 at Jamshedpur, B X :

FIRAZ AKHTER, son of late Abdul Malik, by faith Muslim, by occupation business and a resident of Road No.7, H.No.4, Azadnagar, J.S. Mango, town Jamshedpur, District East-Singhbhum, hereinafter called the Seller of the one part;

In Favour of:

(1) MD. HAQSOOD ALAM, s/o late Abdul Aziz, and (2) RISHI DEWANI KHANNAN, wife of Md. Haqsood Alam, by faith Muslim, by occupation no.1 business and no.2 house-wife, residents of Road No.7, H.No.4, Azadnagar, J.S. Mango, town Jamshedpur, District Singhbhum East, Nationality Indian, hereinafter called

[Faded text and scribbles]

1500/-
MD =
[Handwritten notes]

[Signature]



Filed at...
10/4/2021
[Signature]

Whereas the landed property recorded in the name of Abdul Malik, he expired and left behind his sons as his legal heirs and successors and the under mentioned property is in the name of the seller and he is in peaceful physical possession and enjoyment of the same quite freely without hindrance from any corner whatsoever.

Whereas the seller being in urgent need of money voluntarily expressed his intent of selling the scheduled property and the purchasers agreed to purchase the same.

Therefore, Witnesseth as follows:-

That the total consideration money for the scheduled property has been fixed at ₹ 7,000/- (Rs. Seventy five thousand) only, between the above named seller and purchasers.



File 2 Annex
10/4/2008

Today and the seller does hereby admit and acknowledge to have received the above sum.

1. That the seller has delivered the physical possession of the scheduled property to the purchasers today.

2. That the seller has ceased his all rights, title, claims and interest in the scheduled property from today and same have devolved unto the above named purchasers and the purchasers will hold, possess and enjoy the same as absolute owners for ever quite free without any let or hindrance from any corner whatsoever.

3. That the seller does hereby declare that the scheduled property is free from all

Firqa Awaraz
10/4/2001

7. That the expressions the seller and the purchasers will mean and include their legal heirs and successors until and unless repugnant to the context.

Alor

Schedule

In the district of Singhbhum East, Pergana
Dhalbhum, District Sub-Registry and town
Janshedpur, mouza Jardi, P.S. Mango, Talna
No. 1641, Ward No. 8, Khata No. 45, Plot No.
1114, area measuring 3 (five) Kathas of
agriculture land, bounded as follows :- i.e.
North:- 110'ft.6", South:- 96'ft.6", East:- 25'ft

West:- 45'ft, bounded as follows :-

- North:- 8'ft Wide Road;
- South:- Israr Ahmad;
- East :- Firqz Ahmad;
- West :- ~~and~~ Road;

Firqa Awaraz
10/4/2001

File 2 AKUMER
10/4/2001

---: 6 :---

Annual Rent: 50 paise only, payable to the
landlord the State of Jharkhand, through the
D.O., Jamshedpur.

In witnesses whereof the seller has set his
hand on this sale deed on the date, month and
year first above mentioned in presence of
witnesses at Jamshedpur.

Witnesses:-

1.
10/4/2001

Drafted, Read over and
explained the contents
of this sale deed to
the seller in Hindi and
he admitted the same to
be true and correct and
signed in my presence.

10/4/2001

(Advocate).

2.
10/4/2001

Certifier: Certified
that the original and
the duplicate deeds are the
exact copies of each
other and each deeds are
contains 800 words.

(Advocate). 10/4/2001

Registered by

Jharkhand Jee Court.