

**INDIA NON JUDICIAL**

IN-UP28434347162086X

State-UP15/08/2025

G.S. Pathak, Chaurasi Peta, Sh.

Reg. No. 024501, License No.

Sect-Prayagraj (U.)

Government of Uttar Pradesh**e-Stamp****Certificate No.**

IN-UP28434347162086X

Certificate Issued Date

05-Sep-2025 11:52 AM

Account Reference

NEWIMPACC (SV) / up15108804 / PRAYAGRAJ SADAR/ UP-AHD

Unique Doc. Reference

SUBIN-UPUP1510880454316900621652X

Purchased by

Azhar Abbas Naqvi

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

Azhar Abbas Naqvi

Second Party

Not Applicable

Stamp Duty Paid By

Azhar Abbas Naqvi

Stamp Duty Amount(Rs.)

100
(One Hundred only)

Please write or type below this line

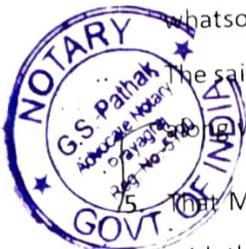
AFFIDAVIT CUM DECLARATION

I, Azhar Abbas Naqvi, S/o Late Ali Zuhad Naqvi, resident of House No. 40, Sarojini Naidu Marg, Allahabad, do hereby solemnly affirm and declare as under:

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.stampit.com or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

1. That I am the co-promoter of the project "Saidham Sona Apartments Phase II", along with other co-promoters, including my sister **Ms. Farhat Zahra Naqvi aka Farhat Gulrej**, and have applied for registration of the said project before U.P. RERA vide Project ID: ID1686772 dated 12.08.2025.
2. That during the hearing held on 29.08.2025, the Hon'ble U.P. RERA directed us to add **Mrs. Farhat Zahra Naqvi** as a co-promoter in the project registration application since she is a party in the registered builder agreement with developer namely M/s Sai Dham Appartments signed by me as a Power of Attorney Holder of her vide registered Power of Attorney dated 10-07-2021 (Annexed).
3. That in compliance with the aforesaid directions, Mrs. Farhat Zahra Naqvi has been duly added as a co-promoter of the said project by me.
4. That as per the Power of Attorney (POA) dated 10-07-2021 and No Objection Certificate (NOC) dated 26.08.2025 send to you by email dated 26-08-2025 (Copy Annexed), Mrs. Farhat Zahra Naqvi has already received her full and final share from the said project property and, therefore, has no further claim, right, title, or interest whatsoever in the said property for which this registration application has been filed. The said Power of Attorney and No Objection Certificate have already been submitted along with the application for project registration.
5. That Mrs. Farhat Zahra Naqvi has been added as a co-promoter only in compliance with the instructions of Hon'ble U.P. RERA.
6. That I hereby undertake to assume full and complete responsibility for all actions, compliances, representation, obligations and liabilities arising under Real Estate (Regulation and Development) Act, 2016 as well as before any other competent authority, government department, statutory body or local authorities in respect of the said property.



7. That the statements made herein are true and correct to the best of my knowledge and belief, and nothing material has been concealed therefrom.



Deponent

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of this **Affidavit cum Declaration** are true and correct to the best of my knowledge and belief, and nothing material has been concealed therefrom.

Verified at **Prayagraj** on this **5th** day of **September 2025**.



Deponent



Sri.... A. 2025
Identified by.....
Advocate to be his/her affidavit
are true and correct which here to
Verified and attested

G.S. Pathak
Advocate Notary
Govt. of India

IDENTIFIED BY
ADVOCATE PRAYAGRAJ



The State of Texas

Secretary of State

Not for use within the United States of America

This Apostille only certifies the signature, the capacity of the signer and the seal or stamp it bears. It does not certify the content of the document for which it was issued.

Certificate Validation available at www.sos.state.tx.us

APOSTILLE

(Convention de La Haye du 5 Octobre 1961)

1. Country

United States of America

This public document

JAMES EDWARD BANKS

2. has been signed by

Notary Public, State of Texas

3. acting in the capacity of

JAMES EDWARD BANKS,
Notary Public, State of Texas,
Commission Expires: 11-07-22

4. and bears the seal/stamp of

CERTIFIED

5. at Austin, Texas

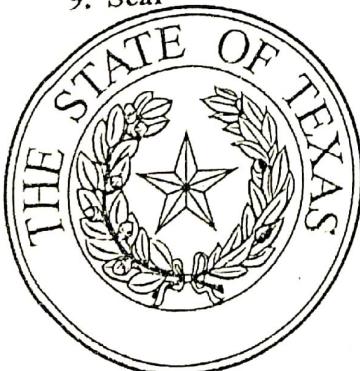
6. on October 22, 2021

7. by the Deputy Secretary of State
of Texas

8. Certificate No. 12241870

10. Signature:

9. Seal




Jose A. Esparza
Deputy Secretary of State

GF/lc

GENERAL POWER OF ATTORNEY

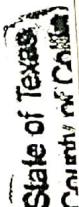
BE IT KNOWN TO ALL THESE PRESENT that the executant, Farhat Gulrez @ Farhat Zahra Naqvi w/o Mohd. Gulrez Baqar, daughter of Late Ali Zuhad Naqvi, permanent resident of 40, Sarojini Naidu Marg Allahabad and presently residing at Apartment No. 7250, 8401- Memorial Lane, Plano, Texas, USA Zip Code: 75024 holder of Indian Passport No. P7128269 issued on 13.10.2016 at Houston do hereby execute this General Power of Attorney in favour of my real brother Mr. Azhar Abbas Naqvi s/o Late Ali Zuhad Naqvi, holding PAN-ARGPN5694J and Aadhar No. 564540211951 permanent resident of House No. 40, Sarojini Naidu Marg, Allahabad now Prayagraj.

WHEREAS, a Freehold deed dated 23rd November 2004 in respect of Nazul Plot No. 26-A, Sarojini Naidu Marg, Allahabad area 4202.50 Sq. Mtrs situated in Mauza Naseebpur Bakhtiyari, Distt. Allahabad now Prayagraj having house no. 40, Sarojini Naidu Marg Allahabad now Prayagraj had been executed by the A.D.M. (Nazul) Allahabad now Prayagraj in favour of Ali Zuhad Naqvi my father and my brothers namely Mr. Mazhar Abbas Naqvi s/o Late Ali Zuhad Naqvi, holding PAN-ADIPN9153E and Aadhar No. 713744314644 and Mobile No. 9305665202 and Mr. Azhar Abbas Naqvi s/o Late Ali Zuhad Naqvi, holding PAN- ARGPN5694J and Aadhar No. 564540211951 and Mobile No. 9415216828 and my Sister namely Mrs Nikhat Zahra Naqvi, holding PAN - ASDPN4708R and Aadhar No. 232811817762 as well as in favour of the executant Farhat Gulrez @ Farhat Zahra Naqvi w/o Mohd. Gulrez Baqar, daughter of Late Ali Zuhad Naqvi, permanent resident of 40, Sarojini Naidu Marg Allahabad and presently residing at Apartment No. 7250, 8401- Memorial Lane, Plano, Texas, USA Zip Code: 75024 holder of Indian Passport No. P7128269 issued on 13.10.2016 at Houston.

WHEREAS, after getting N.O.C. and plan sanctioned from the Allahabad Development Authority, Allahabad now Prayagraj Development Authority flats /

Signature of the Executant: Farhat

Dated: 10/07/2021



न्यायालय अपर जिलाधिकारी(वित्त/राजस्व) / जिला निबंधक, प्रयागराज

वाद संख्या डी202102030007446 अन्तर्गत धारा 31/18 भा० स्टा० अधि०

अजहर अब्बास नकवी

बनाम

सरकार

प्रमाण पत्र

श्री अजहर अब्बास नकवी पुत्र स्व० अली जुहू नकवी निवासी 40 सरोजिनी नायडू मार्ग प्रयागराज के प्रार्थना पत्र दिनांक 09.11.2021 के आधार पर प्रारम्भ प्रश्नगत वाद कार्यवाही में पारित आदेश दिनांक 27.11.2021 इस प्रमाण पत्र का अंग होगा। उक्त आदेश के क्रम में इस प्रलेख पर प्रभार्य स्टाम्प शुल्क रु० 100.00 (रुपया एक सौ मात्र) चालान संख्या के.टी 00015 दिनांक 29.11.2021 के माध्यम से मुख्य शाखा भारतीय स्टेट बैंक, प्रयागराज में जमा कराया जा चुका है। इस प्रकार यह प्रलेख यथाविधि पूर्ण मुद्राकिंत घोषित किया जाता है।

दिनांक : 29.11.2021

29.11.2021
अपर जिलाधिकारी (वि०/रा०) /
जिला निबंधक, प्रयागराज।



multi-story residential apartments have been constructed known as "SONA APARMENT" and have been raised over the said plot of land.

WHEREAS, subsequently due to the demise of my father, the share was equally divided into the remaining 4 Co-sharer and thereafter on a mutual consent.

WHEREAS, during the lifetime of the father of the executant, the executant had received all the shares alongwith Flat No. 003 in Block A for her part of house no. 40, Sarojini Naidu Marg Allahabad therefore now the executant will have no claim in existing/future constructions standing or which can be raised over the said property.

WHEREAS, in case if any dispute comes into existence with respect to the property mentioned above the sole responsibility will be of my real brother Mr. Azhar Abbas Naqvi s/o Late Ali Zuhad Naqvi, holding PAN- ARGPN5694J and Aadhar No. 564540211951 permanent resident of House No. 40, Sarojini Naidu Marg, Allahabad now Prayagraj.

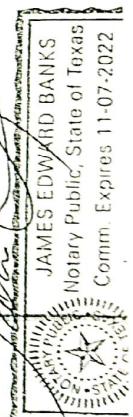
WHEREAS, the executant, Farhat Gulrez @ Farhat Zahra Naqvi w/o Mohd. Gulrez Baqar, daughter of Late Ali Zuhad Naqvi, permanent resident of 40, Sarojini Naidu Marg Allahabad and presently residing at Apartment No. 7250, 8401- Memorial Lane, Plano, Texas, USA Zip Code: 75024 holder of Indian Passport No. P7128269 issued on 13.10.2016 at Houston, am one of the co-owner in the said property and the flats have to be sold and Sale deeds have to be executed in favour of the prospective purchasers of the existing/future constructions standing or which can be raised and it is not possible for me to personally be present in Allahabad and complete all the formalities for the execution of sale deed and others matters, so the executant have appointed my real brother Mr. Azhar Abbas Naqvi s/o Late Ali Zuhad Naqvi, holding PAN- ARGPN5694J and Aadhar No. 564540211951 permanent resident of House No. 40, Sarojini Naidu Marg, Allahabad now Prayagraj.

1. To look after the executant's interest in the Freehold Nazul Plot No. 26-A, Sarojini Naidu Marg, Prayagraj (Allahabad) area 4202.50 Sq. Mtrs situated in Mauza Naseebpur Bakhtiyari, Distt. Prayagraj (Allahabad) having house no. 40, Sarojini Naidu Marg Prayagraj (Allahabad) and the present constructed Flats and the future Flats to be constructed on it, except Flat no. 003. That this Power of Attorney is not issued in regards

Signature of the Executant: Farhat

Dated: 10/07/2021

State of Texas
County of Collin

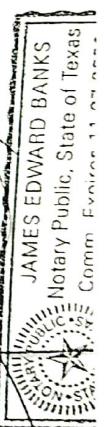


with Flat no. 003, situated in Block 'A' of Sona Apartment, 40, Sarojini Naidu Marg, Allahabad now Prayagraj.

2. To deal with all the local authorities in all matters regarding the construction, execution and completion of the Group housing project on the above mentioned land.
3. To negotiate for the sale of the Flats and to settle the price with the purchasers and also for the construction of the Block C with the other builders, except Flat no. 003. That this Power of Attorney is not issued in regards with Flat no. 003, situated in Block 'A' of Sona Apartment, 40, Sarojini Naidu Marg, Allahabad now Prayagraj.
4. To enter into agreement with the purchasers and with any builder for the construction of the Block C and enter into a builders agreement for the same if so required time to time and to get the same registered with the sub-registrar Sadar-I Prayagraj also execute sale deeds and get the same registered under her signature. That this Power of Attorney is not issued in regards with Flat no. 003, situated in Block 'A' of Sona Apartment, 40, Sarojini Naidu Marg, Allahabad now Prayagraj.
5. To receive the sale consideration of the executant's share also from the purchasers and to give receipt. That this Power of Attorney is not issued in regards with Flat no. 003, situated in Block 'A' of Sona Apartment, 40, Sarojini Naidu Marg, Allahabad now Prayagraj.
6. To handover possession of the Flats and the property to any builder for the construction of Block C to the purchasers. Nothing in this Power of Attorney provides any rights on Flat no. 003, situated in Block 'A' of Sona Apartment, 40, Sarojini Naidu Marg, Allahabad now Prayagraj.
7. To give No objection for mutation of the name of the purchasers.
8. To engage an Advocate for any purpose.
9. To let out the Flat to any person and to receive rent.
10. To file any case in any Court in respect of the said property or flats constructed or being constructed on it on my behalf if so required and to do all pairvi.

Signature of the Executant: Fauzia

Dated: 10/07/2021



State of Texas
County of Prayagraj

11. To defend the executant in any case filed against the executant in any Court.
12. To receive the notices from any court or authority.
13. To enter into compromise with any person and to get the same verified from the court.
14. To file appeal revision, writ petition etc. in the appellate Court.
15. GENERALLY do all such acts and things which may be necessary and which the executant's attorney may think necessary time to time.
16. This power of attorney is Revocable.
17. That the executant has not taken any consideration for the execution of this power of Attorney.

THAT, the executant hereby ratifies and confirms all the acts done by the executant's attorney to have been done personally by the executant.

IN WITNESS WHEREOF, the executant has signed this power of attorney by the executant's free-will and without any coercion on _____ of October 2021 at Texas United States of America.

DETAIL OF PROPERTY

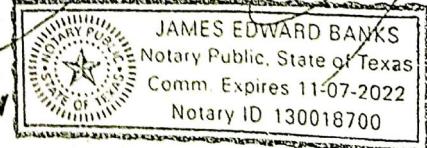
Freehold Nazul Plot No. 26-A, Sarojini Naidu Marg, Prayagraj (Allahabad) area 4202.50 Sq. Mtrs situated in Mauza Naseebpur Bakhtiyari, Distt. Allahabad having house no. 40, Sarojini Naidu Marg Prayagraj (Allahabad) and the present constructed Flats in the "SONA APARTMENTS" and the future Flats to be constructed on it.

Signature of the Executant:

Farhat

Dated: 10/07/2021

State of Texas
County of Collin
This instrument was acknowledged
before me on Oct 07, 2021
by Farhat Gulrez



To,

Date: 26-08-2025

The Technical Advisor,

Uttar Pradesh Real Estate Regulatory Authority

Lucknow,

Uttar Pradesh-226001

I, **Mrs. Farhat Gulrez aka Farhat Zahra Naqvi** holding Passport No. P7128269, daughter of Late Ali Zuhad Naqvi w/o Mohd. Gulrez Baqar permanent residence of 40, Sarojini Naidu Marg, Prayagraj and presently residing Apartment No. 7250, 8401 – Memorial Lane Plano, Texas U.S.A. Zip Code 75024, do hereby solemnly affirm and declare as follows:

1. That, I along with my father Late Ali Zuhad Naqvi, my one sister Mrs Nikhat Zahra Naqvi and my two brothers Mr Mazhar Abbas Naqvi and Mr. Azhar Abbas Naqvi purchased a Nazul Freehold land having Plot No. 26-A Sarojini Naidu Marg bearing Municipal No. 40 Sarojini Naidu Marg Prayagraj measuring 4202.00 Sq. Mtrs.
2. That I have voluntarily and without any coercion or undue influence had executed a Power of Attorney dated 07-10-2021 certified by Apsotille Certificate No. 12241870 dated 22-10-2021 and stamped Rs. 100/- by Challan No. KT 00015 dated 29-11-2021 by ADM (FR) in Case No. D202102030007446 under section 31/18 of Indian Stamp Act dated 29-11-2021, in favour of my brother Mr. Azhar Abbas Naqvi, authorizing him to manage, deal with, and dispose of the remaining part of the above said property, including but not limited to sale, lease, registration, mutation, and representation before any authority.
3. That I have received my full and final share from the said property belonging to my share and my late father Ali Zuhad Naqvi's share, during his lifetime, and I have no further claim, right, title, or interest in the above said property which is already mentioned in the First Para of Page No. 3 of the aforesaid registered Power of Attorney, I clearly mentioned that I have received all my share during the lifetime of my father.

4. That I have no objection whatsoever to Mr. Azhar Abbas Naqvi dealing with the said property in any manner he deems fit, including registration with RERA (Real Estate Regulatory Authority) and any other concerned government or private authorities.
5. That this N.O.C. and Power of Attorney is being issued to facilitate the lawful execution of property-related transactions, registrations, and compliance with statutory requirements under RERA and other applicable laws.
6. That I undertake not to raise any dispute or claim in respect of the said property now or in the future, and this declaration shall be binding on me, my heirs, successors, and assigns.
7. That this NOC may be relied upon by RERA and all other concerned authorities for the purposes of registration, mutation, development, or any other legal or administrative process.

Thanking You.



Farhat Gulrez aka Farhat Zahra Naqvi

D/o Late Ali Zuhad Naqvi

W/o Mohd Gulrez Baqar

R/o Apartment No. 7250-8401 – Memorial Lane Plano,

Texas, U.S.A., Zip Code – 75024.

Mob No. 0019725043556

Email ID : farhat.sunsign@gmail.com