

1. That I am the co-promoter of the project "Saidham Sona Apartments Phase II", along with other co-promoters, including my sister Ms. Nikhat Zehra Naqvi, 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. Nikhat Zehra 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 Apartments signed by me as a Power of Attorney Holder of her vide register Power of Attorney (Annexed).
3. That in compliance with the aforesaid directions, Mrs. Nikhat Zehra 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 24.09.2021 and No Objection Certificate (NOC) dated 26.08.2025 send to you by email dated 26-08-2025 (Copy Annexed), Mrs. Nikhat Zehra 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. Nikhat Zehra 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.

Mashrafi Ali

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.

Mashm. 8/3/22

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.

Mashm. 8/3/22

Deponent



Sri..... M.D. 2
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



सत्यमेव जयते

IV 510/-21

ACC Name-Surendra Kumar Mishra
ACC Add-District Court, Prayagraj
ACC Code-UP14274604, Licence No-912
ACC & District-Prayagraj

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP77289806554031T
 Certificate Issued Date : 24-Sep-2021 01:26 PM
 Account Reference : NEWIMPACC (SV)/ up14274604/ PRAYAGRAJ SADAR/ UP-AHD
 Unique Doc. Reference : SUBIN-UPUP1427460443654362051748T
 Purchased by : NIKHAT ZEHRA NAQVI
 Description of Document : Article 48 Power of Attorney
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : NIKHAT ZEHRA NAQVI
 Second Party : Not Applicable
 Stamp Duty Paid By : NIKHAT ZEHRA NAQVI
 Stamp Duty Amount(Rs.) : 100
 (One-Hundred only)

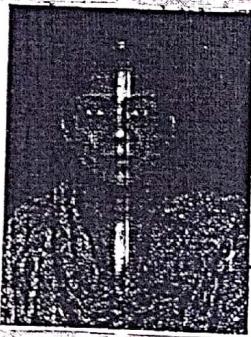
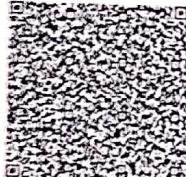


Photo
Attached
Keween
AAV

Please write or type below this line

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL THESE PRESENT that the executant, Mrs Nikhat Zahra Naqvi W/o Mr. Shakeel Ali Zaidi, holding PAN- ASDPN4708R and Aadhar No. 232811817762 presently residing at K-41 Krishan, Nahri ka Naka, Jaipur Rajasthan-302016 and permanent resident of 40, Sarojini Naidu Marg Allahabad do hereby execute this General Power of Attorney in favour of my real brother Mazhar Abbas Naqvi s/o Late Ali Zuhad Naqvi, holding PAN- ADIPN9153E and Aadhar No. 713744314644 and Mobile No. 9305665202 permanent resident of House No. 40, Sarojini Naidu Marg, Allahabad now Prayagraj.

Nikhat



Statutory Rule:

1. The Identity of this stamp certificate should be verified at www.ashokastamp.com or using e-Stamp Mobile App of Ashok Holdings.
2. The loss of the stamp certificate renders it invalid.
3. A stamp certificate rendered invalid because of tampering.

Shakeel Ali

Mazhar Abbas



Scanned with OKEN Scanner



Mysore A/c

10/-

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवेशक सदर प्रथम प्रयागराज क्रम संख्या 2021018018841

आवेदन संख्या : 202100890018692

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-09-24 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम निष्ठत जहरा नक्की

लेख का प्रकार मुख्तारनामा आम

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुख्तार के अधिग्रामाणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 560

शुल्क वसूल करने का दिनांक 2021-09-24 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2021-09-24 00:00:00

रजिस्ट्रीकरण अधिकारी का हस्ताक्षर

अ. नितन्यक

सदर प्रथम, प्रयागराज भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवेशक सदर प्रथम प्रयागराज क्रम 2021018018841

आवेदन संख्या : 202100890018692

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-09-24 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम निष्ठत जहरा नक्की

लेख का प्रकार मुख्तारनामा आम

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुख्तार के अधिग्रामाणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 560

शुल्क वसूल करने का दिनांक 2021-09-24 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2021-09-24 00:00:00

रजिस्ट्रीकरण अधिकारी का हस्ताक्षर

अ. नितन्यक

सदर प्रथम, प्रयागराज

Mr. A...



Scanned with OKEN Scanner

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 MauzaNaseebpurBakhtiyari, Distt. Allahabad having house no. 40, Sarojini Naidu Marg Allahabad has been executed by the A.D.M. (Nazul) Allahabad in favour of Ali ZuhadNaqvimy father and my brothers namely Mr.MazharAbbasNaqvi s/o Late Ali ZuhadNaqvi, holding PAN - ADIPN9153E and Aadhar No. 713744314644 and Mobile No. 9305665202 and Mr.AzharAbbasNaqvi s/o Late Ali ZuhadNaqvi, holding PAN- ARGPN5694J and Aadhar No. 564540211951 and Mobile No.9415216828 and Sister FarhatGulrez @ Farhat Zahra Naqvi w/o Mohd. GulrezBaqar, daughter of Ali ZuhadNaqvi, presently residing at Apartment No. 7250, 8401- Memorial Lane, Plano, Texas, USA Zip Code: 75024 as well as in favour of the executantMrsNikhat Zahra Naqvi W/o Mr. Shakeel Ali Zaidi, holding PAN- ASDPN4708R and Aadhar No. 232811817762 presently residing at K-41 Krishan, Nahri ka Naka, Jaipur Rajasthan-302016 and permanent resident of 40, Sarojini Naidu Marg Allahabad.

WHEREAS, after getting N.O.C. and plan sanctioned from the Allahabad Development Authority, Allahabad now Prayagraj Development Authority flats/ multi-story residential apartments have been constructed known as "**SonaApartment**" and have been raised over the said plot of land.

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




आवेदन सं०: 202100890018692

मुख्यारनामा आम

वर्ष सं०: ४

रजिस्ट्रेशन सं०: ५१०

वर्ष: 2021

प्रतिफल- ० स्टाम्प शुल्क- 100 बाजारी मूल्य - ० पंजीकरण शुल्क - ५०० प्रतीलिपिकरण शुल्क - ६० योग + ५६०

श्रीमती निखत जहरा नकवी,
पत्नी श्री शकील अली जैदी
व्यवसाय: गृहिणी
निवासी: ४० सरोजिनी नायडू मार्ग, प्रयागराज

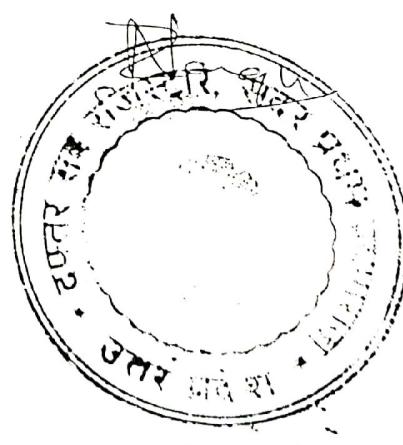


ने यह लेखपत्र इस कार्यालय में दिनांक 24/09/2021 एवं 03:39:42 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एसैन अहमद प्र०
उप निबंधक सदर प्रयाग
प्रयागराज
24/09/2021

अरविन्द कुमार नियमित
निबंधक लिपिक

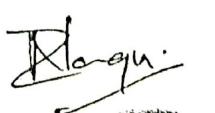
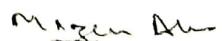


WHEREAS, during the lifetime of the father of the executant, the executant had received all the shares alongwith Flat No. 103 in Block A of house no. 40, Sarojini Naidu Marg Allahabad therefore now the executants had nothing to claim in future over the said property.

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 MazharAbbasNaqvi s/o Late Ali ZuhadNaqvi, holding PAN- ADIPN9153E and Aadhar No. 713744314644 and Mobile No. 9305665202 permanent resident of House No. 40, Sarojini Naidu Marg, Allahabad now Prayagraj.

WHEREAS, the executant,MrsNikhat Zahra Naqvi W/o Mr. Shakeel Ali Zaidi, holding PAN- ASDPN4708R and Aadhar No. 232811817762 presently residing at K-41 Krishan, Nahri ka Naka, Jaipur Rajasthan-302016, and permanent resident of 40, Sarojini Naidu Marg, Allahabad, 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 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 MazharAbbasNaqvi s/o Late Ali ZuhadNaqvi, holding PAN- ADIPN9153E and Aadhar No. 713744314644 and Mobile No. 9305665202 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 MauzaNaseebpurBakhtiyari, Distt. Allahabad having house no. 40, Sarojini Naidu Marg Prayagraj (Allahabad) and the present constructed Flats and the future Flats to be constructed on it.

आवेदन सं: 202100890018692

बही सं: 4

रजिस्ट्रेशन सं: 510

वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
मुख्यार कर्ता: 1

श्रीमती निखत जहरा नकवी, पत्नी श्री शकील अली जैदी

निवासी: 40 सरोजिनी नायडू मार्ग, प्रयागराज

व्यवसाय: गृहिणी



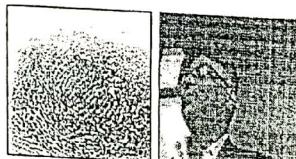
ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री राजेन्द्र कुमार उमांग, पुत्र श्री स्वरूप सुरेन्द्र कुमार सिंहा

निवासी: फ्लैट नं ० टी-२०२, हरित कुंज अपार्टमेन्ट, २५ पत्ता
लाल रोड, प्रयागराज

व्यवसाय: वकालती

पहचानकर्ता: 2



श्री अजहर अब्बास नकवी, पुत्र श्री अली जुहाद नकवी

निवासी: ४० सरोजिनी नायडू मार्ग, सिविल लाइन्स, प्रयागराज।

व्यवसाय: व्यापार



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार¹
लिए गए हैं।
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हसनैन अहमद प्र०
उप निबंधक: सदर प्रथम
प्रयागराज

अरविन्द कुमार नियमित
निबंधक लिपिक

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.
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.
5. To receive the sale consideration of the executant's share also from the purchasers and to give receipt.
6. To handover possession of the Flats and the property to any builder for the construction of Block C to the purchasers.
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.
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.


R. Banerji
R. Banerji
R. Banerji



Mozzum Ahs

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 have not taken any consideration for the execution of this power of Attorney.

THAT, the executant hereby ratify and confirm all the acts done by the executant's attorney to have been done by the executant.

IN WITNESS WHEREOF, the executant have signed this power of attorney by the executant's free-will and without any coercion on 24th of September 2021 at Prayagraj, Uttar Pradesh. . .






A handwritten signature of the librarian, which appears to be "Mazumder".

Mazumder

Detail of property

Freehold Nazul Plot No. 26-A, Sarojini Naidu Marg, Prayagraj (Allahabad) area 4202.50 Sq. Mtrs situated in MauzaNaseebpurBakhtiyari, 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.

Stamp of Rs. 100/- paid as Stamp duty through E-stamp certificate No. IN-UP772898065544031T date 24.09.2021.

Signature of Executant

Nikhat Zahra Naqvi



Witnesses:



1. Rajendra Kumar Umang S/o Late Surendra Kumar Sinha –
R/o Flat No. T-202, HaritKunj Apartment, :
25 Panna Lal Road, Prayagraj.
Mob No. 9415306422 Occupation: Advocate



2. Azhar Abbas Naqvi S/o Ali Zuhad Naqvi
R/o 40 Sarojini Naidu Marg, Civil Lines,
Prayagraj.
Mob No. 9415216828 Occupation: Business



 Munzer Amra

आवेदन सं०: 202100890018692

बही संख्या 4 जिल्द संख्या 545 के पृष्ठ 171 से 182 तक क्रमांक 510 पर दिनांक 24/09/2021 को राजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्ष

हसनैन अहमद प्र०
उप निबंधक : सदू प्रथम
प्रयागराज
24/09/2021



Magnu

To,

Date: 26-08-2025

The Technical Advisor,

Uttar Pradesh Real Estate Regulatory Authority

Lucknow,

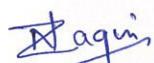
Uttar Pradesh-226001

I, **Mrs. Nikhat Zahra Naqvi** holding PAN No. ASDPN4708R and AADHAR No. 2328-1181-7762, daughter of Late Ali Zuhad Naqvi w/o Shakeel Ali Zaidi permanent residence of 40, Sarojini Naidu Marg, Prayagraj and presently residing at K-41, Krishnapuri, Nahri Ka Naka, Jaipur, Rajasthan - 302016, do hereby solemnly affirm and declare as follows:

1. That, I along with my father Late Ali Zuhad Naqvi, my one sister Mrs Farhat 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 24-09-2021 which is registered in the office of Sub Registrar Sadar – I in Bahi No. 4, Zild No. 545 in pages 171 to 182 at Serial No. 510 dated 24-09-2021, in favour of my brother Mr. Mazhar 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. Mazhar 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.



Nikhat Zahra Naqvi

D/o Late Ali Zuhad Naqvi

W/o Shakeel Ali Zaidi

R/o K-41, Krishnapuri, Nahri Ka Naka,

Jaipur, Rajasthan – 302016

Mob No. 7976612433

Email ID : niknaq80@gmail.com