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GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS that I, **ABDUL KHADER SHAJAHAN** (Passport No: Z3799487) S/o K.M Abdul Khader, Permanently address at sabreen manzil, civil Nagar A-20, Palakkad, Kerala – 678001, Presently at P.O.Box: 7526-Ajman, United Arab Emirates, do **hereby constitute, Nominate Mr.A.R.ABUTHAHIR** (Aadhaar No.4578 1202 6484), S/o.Abdul Rahim, residing at 20, Kasthuri Nagar, Sunnambukalaval, Kuniyamuthur, Coimbatore – 641 008, Tamilnadu, India, as my lawful attorney in my name and on my behalf to execute or to do all or any of the acts, deeds and things here under stated; that is to say;

WHEREAS I am away in United Arab Emirates to pursue my career, I cannot personally attend to my affairs in Coimbatore and so I desire to have the help and co-operation of the attorney herein, in attending my affairs.

WHEREAS the Principal hereby appoint the above said Power Agent Viz. **Mr.A.R.ABUTHAHIR** empowering him to deal all the acts and deeds described hereunder

NOW THIS DEED WITNESSES AS FOLLOWS

1. To purchase any immovable properties, to negotiate and fix the value of the said property, to enter into sale agreement, to give advances, to pay the sale consideration by cash, cheque or by demand drafts, to receive appropriate receipts, to sign in all documents which includes affidavits, sale agreements, sale deeds, cancellation of agreement (if necessary), to receive back the advance amounts and to do all other incidental acts.

2. To sign the sale deed/deeds on our behalf and present the documents before the concerned sub registrar office for registration, to pay the necessary registration fees and other charges and to get back the document/documents after registration.

3. To take possession of the property to be purchased in my name.

4. The principal empowers the power of attorney Agent to negotiate for the sale of the property in favour of any third parties.

5. The power Agent is empowered to enter into sale agreements, to receive advance amounts, to register the sale agreement if necessary, to present the said document before the concerned sub registrar for registration, to admit execution of the said document, to receive the said document after registration and to all other incidental acts thereto.

6. The power Agent is empowered to execute necessary stamped receipts in favour of the prospective purchaser/purchasers for receipt of sale consideration.

7. The power Agent is empowered to hand over all the original documents to title to the prospective purchaser in support of the said sale deed and to execute necessary affidavit or forums for transferring and for mutation of revenue records before the concerned Government office or quasi government office in favour of the prospective purchaser.

8. The principal empowers the Agent to avail home loan from any Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions for availing any kind of loan as he decides from time to time.

Document No. 4021 of 2018 Book
contains 6 Sheets 12 Sheet
Registering officer

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9. The principal empowers the Agent to deposit the title deed of the landed properties in favour of the Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions and execute necessary documents in order to create and effect equitable mortgage or by way of registered mortgage in favour of such institution or institutions.

10. The Agent is empowered to execute mortgage deed, letter evidencing deposit of title deeds, to register the said deed if necessary, to present the documents to the concerned Sub Registrars office, to admit execution and all other incidental acts thereto.

11. The Agent is empowered to execute loan documents, to execute revival letters, to execute agreement of guarantee, to execute promissory notes and other documents, to execute acknowledgement of debt, confirmation of balance, to execute necessary letters, to repay the loan amount on behalf of the Principal.

12. The Agent is empowered to execute affidavits on our behalf from time to time with respect to the property to be mortgaged in favour of the Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions as directed by them.

13. To book a flat/s residential unit/s on my behalf either directly or through the agency of Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions and to execute Agreement/s for Sale for the same with any builder/seller and make payments to him therefore and to present such Agreement/s for registration before the appropriate Registrar/Sub-Registrar of Assurance or any other authority at any place or places in India as may be necessary. He/She is further authorized to make payments direct to Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions on my behalf for any flat/s unit/s my said Attorney might book through Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions and comply with such conditions/terms Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions may have in this behalf. He/She is authorized to make such payments to Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions as may be demanded by way of service charge etc. He/She is authorized to execute any agreement/s, letters and documents as may be required by Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions in respect of the above. The expression "builder/seller" shall include Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions and its subsidiary Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions.

14. The Agent is empowered to obtain legal opinion and engineer's valuations from the panel advocate and panel engineer of the said Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions, as they deem fit.

15. To obtain possession of the flat/s unit/s as and when the same is ready for occupation.

Registering officer

Book No. Addl 108 of 2020 Book
contains 10 Sheets 2nd Sheet

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16. To admit execution of the Agreements for Sale before the said Registration Regional of Assurance or any other authority as may be required for the purpose.

17. The Agent is empowered to appoint advocates in order to defend and prosecute cases on my behalf before any court of law, to sign vakalatnama, to file and verify plaint and other documents, to file counter statement, to file affidavit, to compromise, to receive money, to prefer appeal, revision as the case may be, to adduce oral evidence, to give sworn statements and all other incidental acts thereto.

18. The Agent is empowered to receive back the documents deposited with the Nationalised Banks, Schedule Banks, Private Banks, Housing Finance Institutions or any financial institutions, after discharging the said loan on my behalf.

19. To open and/or operate Bank Account in any Bank in India in my name both resident as well as non-resident. The account may be operated in Indian Currency or foreign currency to be remitted by me from time to time.

20. The power Agent is empowered to appear before the concerned Government and quasi government authorities for transferring the name or mutation of revenue records in my name and to sign and execute necessary affidavits, forms etc., as required by the authorities on my behalf and all other incidental acts thereto.

21. To hire the service of surveyors, architects, etc., for the purpose of drawing plans and blue prints and also engage the services of workers, contractors, etc., for the purpose of constructing / putting up multi-storied building / buildings in the land setout hereinbelow.

22. To sign and execute all applications, forms, affidavits etc., that may be necessary to be submitted with Coimbatore Corporation / Director of Town Planning / Local Town Planning Authority / Panchayat Office or such other Government, Quasi Government Authority for the purpose of securing plan approval / building license and other incidental orders and permissions as may be necessary for carrying out the development work.

23. To appear before the Panchayat / Town Planning Authorities or such other Government or Quasi Government Authorities, make statements and sign affidavits, bonds, declarations, etc., as may be required by the authorities for the purpose of securing plan approval.

24. To remit all necessary deposits, charges, fees, etc., that may be required to be paid for the purpose of securing plan approval.

25. To apply for and secure water, sewage and electricity connection from the concerned authorities including the Corporation and Tamil Nadu Electricity Board and for this purpose sign applications, affidavits, bonds, declarations etc., remit necessary charges, fees, etc., with the concerned authorities and also comply with all such formalities as may be required by the authorities.

26. To apply for and secure the assessment of the proposed buildings to Property Tax by the Panchayat Office and for this purpose execute necessary applications, declarations, bonds, affidavits, etc., and also pay the requisite deposits, charges, fees etc.

Registering officer

Document No. 4071/08 of 2008 contains 6 Sheets 3rd Sheet

Consulate General of India, Dubai, does not accept any responsibility for the contents of this document.

29. The power Agent is empowered to appeal chartered accounts in order to finalizing accounts if any.

30. To look after all the matters concerning with the business and properties including sales tax, Income tax, Central and State Government Bodies, Semi Government Bodies, Local Authorities, Corporation, Companies, Courts including Tribunals and Arbitrators.

31. The power Agent is empowered to execute necessary affidavits, declarations or any letters to the said authorities as required by them on my behalf for obtaining approval of the building plan.

32. The Agent is to keep all accounts and satisfy the principal as and when called upon by the principal.

33. No consideration is received for executing this Power of Attorney by the Principal from the Agent.

34. All acts and deeds done by my Agent shall bind us in full force and we shall ratify the same as if we are personally present.

He/She is authorized to do all such acts, deeds and things including signing any papers/documents as are necessary and incidental to the above AND that any act or statement or writing of my said Attorney in pursuance hereto shall be deemed to be fully authorized and ratified by me.

IN WITNESS WHEREOF I, the PRINCIPAL signed this General Power of Attorney on this ____ day of September 2020

Witnesses:

1.

2.



IVS Global

UAE03898820

Prepared By :

Signed in my presence. He / She has been identified by his / her passport no Z3799487 issued at DUBAI on 23-10-2017

While the photographs and Signatures are attested, no responsibility is accepted by this office for the contents of this document.

SANJAY GUPTA
Vice Consul
Consulate General of India
Dubai (U.A.E.)

Document No. A00108 of 2020 of Book No. 1
A01 contains 10 Sheets 44 Sheet

Registering officer

14 SEP 2020

Dated at _____ this the _____ day of _____ 2020

Signature

Address:

Document No. 4332 608 of 2020 of Book 1

Contains 10 Sheets 8½ Sheet

Registering officer

United Arab Emirates

دولة الإمارات العربية المتحدة

Resident Identity Card

بطاقة هوية مقيم

ID Number / رقم الهوية
784-1965-3868708-6

الإسم: عبدالقادر شاجهان كوليكوتى

Name: Abdul Khader Shajahan Kulikutty

الجنسية: الهند

Nationality: India



Sex: M الجنس: ذكر

Date of Birth: 01/06/1965

Signature / التوقيع

Expiry Date / تاريخ الانتهاء
13/05/2023

Card Number
100196227

IAE000316208137 8

ILARE1001662220784196538687086
6506010M2305134IND<<<<<<<<<<<6
KULIKUTTY<<ABDULKHADER<SHAJAHA

Document No. A0068 of
contains 6 Sheets
Sheet
Registering officer





Z3799487

ABDUL KHADER SHAJAHAN

M 01/06/1965

KOTTAKKUDI TAMILNADU

DUBAI

23/10/2017 22/10/2027

P<IND<<ABDUL<KHADER<SHAJAHAN<<<<<<<<<<<<<<
Z3799487<2IND6506010M2710224<<<<<<<<<<<<<<2

KULIKUTTY MEERASSA PANTHER ABDUL KHADER

UMM SALMA

BARAMUDDISA

SABREEN MANZIL

CIVIL NAGAR A-20

PALAKKAD KERALA -678001

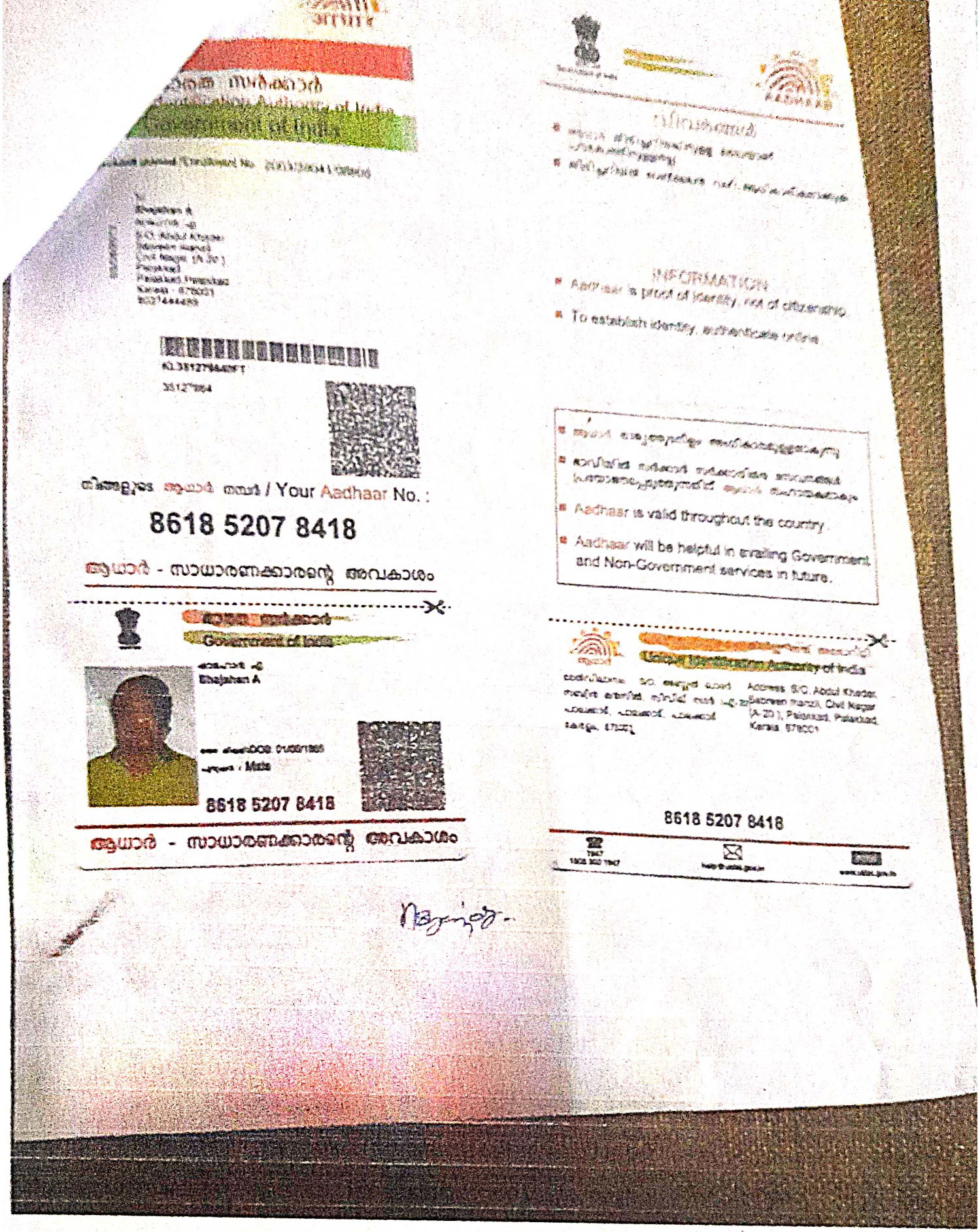
J1505249 20/01/2010 DUBAI



UNITED ARAB EMIRATES

ABDUL KHADER SHAJAHAN KULIKUTTY

PARTNER



Your Aadhaar No. :

8618 5207 8418

ആധാർ - സാധാരണക്കാരന്റെ അവകാശം

Government of India

Bhajahan A

Male

8618 5207 8418

ആധാർ - സാധാരണക്കാരന്റെ അവകാശം

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

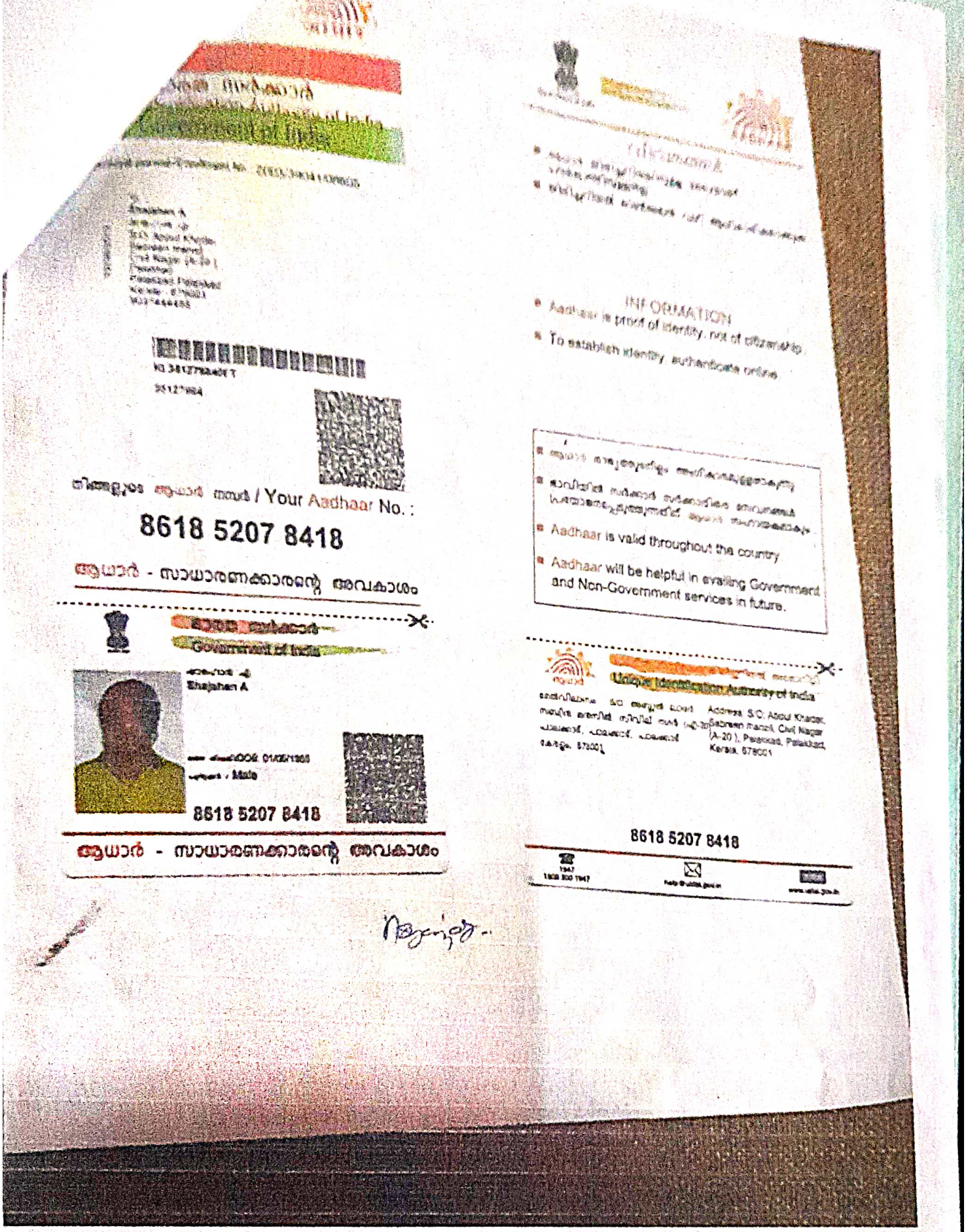
Unique Identification Authority of India

Address: S/O: Abdul Khader, Sulaiman manzil, Civil Nagar (A-20), Palakkad, Palakkad, Kerala, 678001

8618 5207 8418

Document No. Addl 1004 of 2019 of Book 1
contains 60 Sheets 74 Sheet

Registering officer



Document No. Ano 1ov of 2019 of Book
1 contains 10 Sheets 14 Sheet

Registering officer

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. : 1349/62357/00621

To
Abuthahir A R
அபுதாஹிர் ஏ ஆர்
S/O: Abdul Rahim
NO 20
KASTHURI NAGAR
SUNNAMBUKAALAVAI
Kuniyamuthur
Kuniamuthur,Coimbatore
Tamil Nadu - 641008

23/10/2013

KL77303573FT
77303573

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4578 1202 6484

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



அபுதாஹிர் ஏ ஆர்
Abuthahir A R

பிறந்த நாள்/DOB: 06/02/1978
ஆண்மை / Male

4578 1202 6484

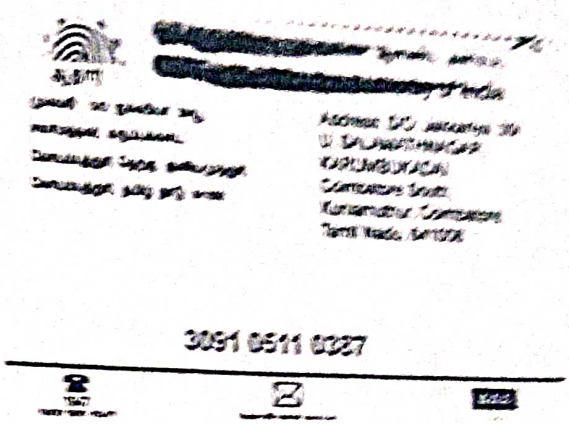
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Document No. A01608 of 2015 of Book 1
contains 6 Sheets 84 Sheet
Registering officer

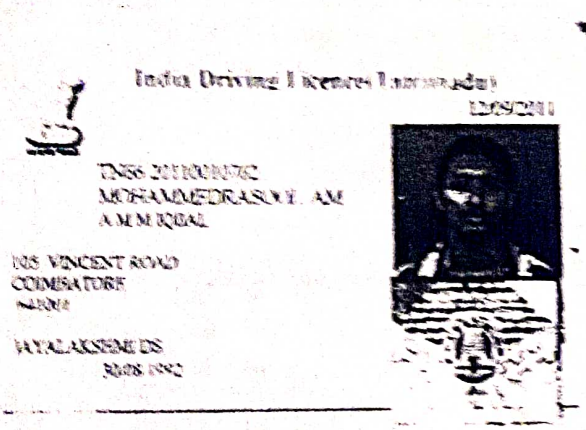


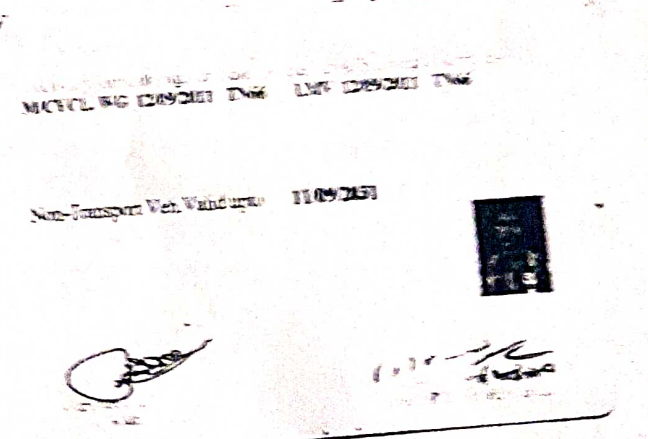
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ஆதார் - சாதாரண மனிதனின் அதிகாரம்



3091 0511 0387





Document No. Aறரல of 2023 of Book
contains 6 Sheets 91 Sheet
Registering officer

ADJ/Coimbatore Joint II/108/2020

ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 100/- (ரூபாய்
திருமதி செல்வி அபுதாகீர் அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும்
போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம்
செய்கிறேன்

சார்பதிவாளர்
2 எண் இணை சார்பதிவாளர்
கோயம்புத்தூர்
நாள் 23/09/2020

சார்பதிவாளர்
2 எண் இணை சார்பதிவாளர்
கோயம்புத்தூர்

2020 ஆம் ஆண்டு செப்டம்பர் மாதம் 23ம் நாள் 2 எண் இணை சார்பதிவாளர் கோயம்புத்தூர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 56 செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு முகம்மதுரசூல் தபெ இக்பால் 105 வின்செண்ட் ரோடு, கோவை, கோயம்புத்தூர் தெற்கு, கோயம்புத்தூர், தமிழ்நாடு, இந்தியா, 641001

2. திரு சதக்கத்துல்லா ஜக்கரியா தபெ ஜக்கரியா 39/யு கரும்புக்கடை, குனியமுத்தூர், கோவை, கோயம்புத்தூர் தெற்கு, கோயம்புத்தூர், தமிழ்நாடு, இந்தியா, 641008

2020 ஆம் ஆண்டு செப்டம்பர் மாதம் 23ம் நாள்

கார்த்திகேயன் ச
சார்பதிவாளர்
2 எண் இணை சார்பதிவாளர் கோயம்புத்தூர்

2 எண் இணை சார்பதிவாளர்
கோயம்புத்தூர்

ADJ/Coimbatore Joint II/108/2020 எண்ணாக தீர்வு செய்யப்பட்டது

Document No. அரசு of 2020 Book
contains 10 Sheets 10 Sheet
Registering officer

நாள் : 23/09/2020
2 எண் இணை
சார்பதிவாளர்
கோயம்புத்தூர்

கார்த்திகேயன் ச
சார்பதிவாளர்
2 எண் இணை சார்பதிவாளர்
கோயம்புத்தூர்



our services doesn't just end there

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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