

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, **MR. ISMAIL MOHIDEEN ALI HASHIM MOHAMMED** Aged 66 years Indian Inhabitant, residing at permanent address at Lucky Compound, Building No.1, 3rd Floor, Room No.15,18, Water Street, Near Khatau Mill, Jacob Circle, Byculla, Mumbai-400011; hereinafter for brevity sake referred to as **“EXECUTANT”** SEND GREETINGS:

WHEREAS I am the tenant in respect of the property of Room No.16, 3rd Floor, admeasuring ____ sq. ft. of CARPET Area each of the building known as “New Muncipal Chawl” having address at Water Street, Off. Meghraj Sethi Marg, Agripada, Jacob Circle, bearing CTS No.____ of Byculla Division, Mumbai - 400011; (Hereinafter referred to as “**THE SAID PROPERTY**”).

AND WHEREAS I temporarily reside in U.A.E. due to my professional and personal commitments bearing Indian Passport No. H8154429 issued on 15.03.2010 at Hyderabad; I am unable to look after and attend to the day- to- day management, supervision and affairs of said property, I am desirous of executing a Deed Of Power Of Attorney in favor of my daughter **MRS. ANSARI SAMEERA REHAN** with respect to the above mentioned property.

Hence I am desirous of appointing some fit and proper person/s to act as my attorney’s in connection with the said execution of the Gift Deed for the abovementioned property.

NOW KNOW YOU ALL THAT, I **MR. ISMAIL MOHIDEEN ALI HASHIM MOHAMMED** the tenant of said property do hereby appoint, nominate and constitute my daughter **MRS. ANSARI SAMEERA REHAN** Aged 33 years Indian Inhabitant, residing at Building No.09, Room No.07, Lucky Compound, 18 Water Street, Byculla, Jacob Circle, Mumbai - 400011; (hereinafter referred to as my “**SAID ATTORNEY**” to be my true and lawful Attorney in fact and in law to act either in my name or

COLLECTIVELY in her name or in her firm name or in her individual name as my said Attorney may think fit to do, effect, transact and perform inter alia all or any of the acts, deeds, things and matters stated hereinafter or otherwise i.e.

1. To enter into or upon the said property or any part thereof, to supervise the condition, repair, development, reconstruction etc. of the said property or to inspect the premises in Occupation of any of the persons, to enforce the terms and condition of the tenancies/ occupancies.
2. To ask, recover, sue for, receive and accept rents, compensations and mesne profit and / or other such amounts from the tenants, lessee and / or occupants.
3. To demand , collect and receive in her name or in her firm name from the tenants , lessee and occupants of the said property all the rents, arrears of rents/ compensation, mesne profits and all such or other sums of money in cash or by cheque, demand drafts, pay order etc. now due or hereafter to become due from the tenants, lessees and / or occupants, trespassers in my said property for use and occupation thereof and on receipts thereof to sign, execute and deliver the necessary rent bills and / or other receipts and acquaintances for and on my behalf and / or under her own seal and / or hand and on default in payment thereof to take and adopt all the necessary actions and proceedings in my name or in her firm name or in her individual name as my attorney may think fit.

4. To pay settle, adjust, deduct and allow all accounts, claims and demands for collectors ground rent, Municipal assessment of rates, Cess and taxes and other outgoing and expenses whatsoever that may be due and payable as the case may be from time to time.
5. To receive all bills, letters, notices, and receipts, correspondence and / or to appear and represent me before concerned Authorities for any of the purposes relating to repairs, development and / or re-construction of the said property or for any other purpose whatsoever.
6. To answer any communications, letters, documents, notices etc. which relate to the said property and carry on and conduct all the correspondence that may be necessary and discharge all lawful claims obligations and liabilities arising from any contract. Statutory laws, rules and regulations etc. as the case may be in respect of the said property, as my said attorney think fit and proper.
7. To prepare, cause to be prepared, adjust settle and compromise all accounts between me and tenants, lessees, licensees, occupants / trespassers etc. in my aforesaid property and to pay and receive the balance, if any, due on such accounts and to compound for any debt or arrears due to or owing by me and upon payment of money to give sign appropriate receipts, release and in proper discharge for the same.

8. To engage any solicitors, advocate or counsels or other professionals as may be necessary for prosecuting and defending the proceedings as aforesaid or any of them or in any other matters relating to the overall management and supervision of the concerned property under my ownership.
9. To appear in any court of law and represent me in court or courts and declare, affirm and file complaints, caveats, complaints, appeals, revisions, petitions, applications, affidavits, written statements, Consent Terms, Affidavit of Examination in Chief and other necessary documents and proceedings including to give evidence and /or withdraw the suit, Appeal, Writ petitions etc. either in my name or in her firm name or in her individual name or names of one or more of them as my said Attorney may think fit and to appear before any judge, magistrate or other presiding or sitting Officer, authority etc. empowered to hear any suit, case or proceedings or any other inquires relating to any of the matters in which any of my interest in the said property or otherwise be involved and/or affected.
10. To receive and recover the vacant possession of the premises in said property at the time the respective tenant, lessee, licensee, occupants thereof surrenders the same relinquishing all his/her/their rights, title claims and interest thereto and then either to retain the vacant possession of the premises received and recovered as

aforesaid or to give wholly or any part or parts thereof on tenancy or on any other terms, conditions or basis of whatsoever nature to one or more person or persons as my Attorney may think fit.

11. To deposit and withdraw the money deposited in any court, tribunal, police authority, municipality or any other judicial and quasi-judicial authority by cash and/ or cheque in her name or in her firm name on my behalf and sign and deliver valid receipt for the same.
12. To apply for and obtain refund of stamp duty, court fees and receive the same in cash and / or by cheque in her name or in her firm name on my behalf and sign and deliver valid receipt for the same.
13. To sign and execute for and my behalf the tenancy agreement and/ or other deeds, documents, writings etc. with the old and new tenants, occupants etc. relating to the buildings, properties or any parts or portions of premises to which I am the owner and /or the constituted attorney and to submit / lodge/ register the same in the office of the sub- registrar at Mumbai and /or at any other concerned judicial authority as and when necessary.
14. To enter into an agreement with respect to admit and Execution of Sale Deed of the below mentioned property under my ownership before the Registrar and Sub-Registrar of Assurances in Mumbai and in Sub-urban Mumbai.

15. **AND GENERALLY** To do CAUSE, effect, transact, perform all acts, deeds things, effected transacted , executed or performed as fully and effectually to all intents and purpose as I could do if I was present before any authority or person and it being my intent and desire that all matters and things relating to said property shall be in full management and control of my said Attorney and I do hereby agree and undertake to ratify and confirm all matters lawfully done caused, effected, transacted, executed and performed by my said attorney or their substitute/ s in pursuance hereof.

16. **AND** for more effectually removing the doubt which may arise as to the true meaning of these presents or to the construction or application of the powers, authorities and discretions hereby conferred I do hereby declare that the powers, authorities and discretion's hereby conferred shall not in any case be deemed to be limited to such transactions and matters as is herein expressly mentioned but the same is intended to extend and shall in all cases extend to any other matters not specified but which in due course of any of the aforesaid affairs and transactions may be deemed necessary, requisite or expedient to be done caused, effected, transacted, executed and / or performed.

SCHEDULE OF THE PROPERTY

Room No.16, 3rd Floor, admeasuring _____sq. ft. of CARPET Area each of the building known as “New Muncipal Chawl” having address at Water Street, Off. Meghraj Sethi Marg, Agripada, Jacob Circle, bearing CTS No._____ within the limits of “E” Ward office of the Municipal Corporation for Greater Mumbai of Byculla Division, Mumbai - 400011; in the Registrar and Sub- Registrar of Assurances in Mumbai.

IN WITNESS WHEREOF I, **MR. ISMAIL MOHIDEEN ALI HASHIM MOHAMMED** set and subscribed my hand on this presents on this ____ day of August, 2018.

SIGNED, SEALED AND DELIVERED

By the within named

MR. ISMAIL MOHIDEEN ALI

HASHIM MOHAMMED

In presence of

1.

2.

I HAVE ACEPTED THE AFORESAID POWER OF ATTORNEY
ON THE BASIS WHAT IS STATED HEREINABOVE

MRS. ANSARI SAMEERA REHAN