



रु.
25000
पच्चीस हजार रुपये

Rs. 25000
TWENTY FIVE THOUSAND RUPEES

INDIA

गोवा GOA

047967

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
 Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser Salkar Construction
 son of Bicholim son of

Signature of the Ex-Officio Vendor
[Signature]
10/10/2016

Signature of the Purchaser
[Signature]

Serial No. 1223/2016
 Presented at the Office of the Sub-Registrar of Bicholim
 between the hours of 2-20 pm
 and 02-25 pm on 13-10-2016

Received fees	
Registration	1000 = 00
Copying (Folios) <u>200</u>	300 = 00
Copying endorsements	10 = 00
Total Rs.	50 = 00
	<hr/>
	1360 = 00

For Salkar Constructions
[Signature]
 Proprietor
 (Vallabh S. Salkar)

SUB-REGISTRAR
 BICHOLIM

DEED OF SALE

SUB-REGISTRAR
 BICHOLIM

THIS DEED OF SALE is made on this 11th day of October 2016 at Bicholim-Goa.

[Signature] [Signature]

....2/-



गोवा GOA

047968

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
 Value of stamp paper Rs. 25000/- (Rupees twenty five thousand only)
 Name of the purchaser Saller Construction
 residing at Bicholim son of
 As there is no one single stamp paper for the value
 of Rs. 440100/- additional stamp papers for the
 completion of the value is attached alongwith.

[Signature]
10/10/2016

Signature of the
Ex-Officio Vendor

[Signature]

Signature of the
Purchaser,



:2:

BETWEEN

1. SHRI VAIKUNTH ALIAS SATCHIT SRIPAD NAIK, son of Late Sripad Voicunta Naik, aged 80 Years, widower, landlord, Indian National, residing at House No. 8/2737/7, Antil Peth Bicholim, Goa, having PAN No. ADMPN8488J.

....3/-

[Signature] *[Signature]*



गोवा GOA

Sr. No. 03 Place of Vend Execution Date of issue 10/10/2016 047969
 Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser Sallad construction
 residing at Bicholim son of

As there is no one single stamp paper for the value of Rs. 440100/- additional stamp papers for the completion of the value is attached alongwith.



[Signature]
 Signature of the
 Ex-Officio Vendor

[Signature]
 Signature of the
 Purchaser.

:3:

2. MRS. SUVARNA ALIAS SNEHA VAIKUNTH NAIK ALIAS SNEHA UDAY MAHATME, daughter of Shri Vaikunth alias Satchit Sripad Naik, aged 42 Years, Divorcee, Indian National, residing at House No. 8/2737/7, Ravalnath Sadan, Antil Peth, Bicholim, Goa, having PAN No. AEVPM7162E, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.

....4/-

[Signature] *[Signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

047966

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2015
 Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser Salkar Construction
 residing at Bicholim son of
 As there is no one single stamp paper for the value
 of Rs. 440100/- additional stamp papers for the
 completion of the value is attached alongwith.

AMM
 10/10/2016
 Signature of the
 Ex-Officio Vendor

[Signature]
 Signature of the
 Purchaser



:4:

3. SMT. SHANTA alias INDIRA BRAMHANAND NAIK, widow of Late Bramhanand alias Subraia Sirpad Naique, daughter of Zaba Sakhardande, age 73 years, land lady, Indian National, residing at Antil Peth, Bicholim, Goa, having PAN No. ACEPN7018H.

....5/-

[Signature] *[Signature]*





गोवा GOA

047970

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 25000/- (Rupees twenty five thousand only)
Name of the purchaser Salkar construction
residing at Bicholim son of
As there is no one single stamp paper for the value
of Rs. 440100/- additional stamp papers for the
completion of the value is attached alongwith.




Signature of the
Ex-Officio Vendor


Signature of the
Purchaser

:5:

4. SHRI SAIPRASAD BRAMHANAND NAIK also known as VISHWESH SUBRAY alias BRAMHANAND NAIQUE, son of Late Subray alias Bramhanand Naique, aged 38 years, married, Civil Engineer, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having PAN No. ADBPN5284D & his wife.

....6/-




भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

भारत



सत्यमेव जयते

INDIA

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

047971

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 25000/- (Rupees twenty five thousand only)
Name of the purchaser Saller construction
residing at Bicholim son of
As there is no one single stamp paper for the value
of Rs. 440100/- additional stamp papers for the
completion of the value is attached alongwith.

Signature of the Ex-Officio Vendor 10/10/2016

Signature of the Purchaser



:6:

- 5. SMT. ASHWINI SAIPRASAD NAIK, wife of Saiprasad Subray alias Bramhanand Naique, daughter of Sitacanta Srinivassa Naik, aged 33 Years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having PAN No. ADLPN8691E.

....7/-

Handwritten signatures in blue ink



गोवा GOA

047972

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
Name of the purchaser Salkor Construction
residing at Bicholim son of
As there is no one single stamp paper for the value
of Rs. 440100/- additional stamp papers for the
completion of the value is attached alongwith.



Signature of the Ex-Officio Vendor
10/10/2016

Signature of the Purchaser

:7:

6. DR. GAURI SANTOSH BHAT, wife of Santosh Damodar Bhat, daughter of Late Subray alias Bramhanand Naique, aged 41 years, married, Vocal Artist, Indian National, residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa-403 002 having PAN No. AOZPB4056J & her husband;

....8/-

Handwritten signatures in blue ink.




गोवा GOA

047973

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 25000/- (Rupees twenty five thousand only)
Name of the purchaser Suleer Construction
residing at Bicholim son of
I hereby declare one single stamp paper for the value
of Rs. 440100/- additional stamp papers for the
completion of the value is attached alongwith.




Signature of the
Ex-Officio Vendor
10/10/2016


Signature of the
Purchaser,

:8:

7. SHRI SANTOSH alias SANTOSHKUMAR DAMODAR BHAT, son of Damodar Krishna Bhat, aged 47 Years, married, Occupation Business, Indian National, Residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa-403 002 having PAN No. ACFPB1738H.
8. SHRI KESHAV SRIPAD NAIK, son of Late Sripad Voicunta Naique, aged 73 Years, married, Chartered accountant, Indian National, residing at 202, Kenwood Building, Pali Hill Road, Bandra (West), Mumbai, having PAN No. AABPN0982H & his wife;

....9/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000 पच्चीस हजार रुपये



Rs. 25000 TWENTY FIVE THOUSAND RUPEES

गोवा GOA

047974

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 25000/- (Rupees twenty five thousand only)
Name of the purchaser Saller Construction
from Smt. Bicholim son of
There are also one single stamp paper for the value
of Rs. 440100/- additional stamp papers for the
completion of the value is attached alongwith.



Signature of the Ex-Officio Vendor 10/10/2016

Signature of the Purchaser

:9:

- 9. SMT. GEETA KESHAV NAIQUE, wife of Keshav Sripad Naique, daughter of Shivaji Sankholkar, aged 71 years, Housewife, Indian National, residing at 202, Kenwood Building, Pali Hill Road, Bandra (West), Mumbai, having PAN No. AABPN0669H.
- 10. SHRI DATTA SHREEPAD NAIK, son of Late Sripad Voicunta Naik aged 75 Years, landlord, Indian National, residing at Kamat Kinara, Caranzalem, Goa, PAN No. AAWPN6880D & his wife;

....10/-

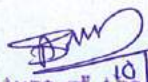
Handwritten signatures in blue ink.

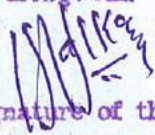


गोवा GOA

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016 047975
 Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser Sallar construction
 residing at Bicholim son of

As there is no one single stamp paper for the value of 440100/- additional stamp papers for the completion of the value is attached alongwith.


 Signature of the Ex-Officio Vendor 10/10/2016

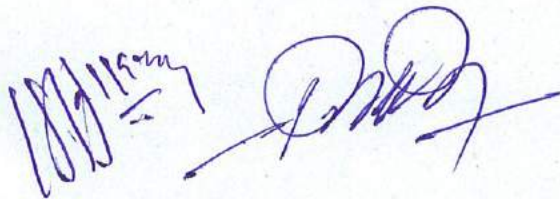

 Signature of the Purchaser.



:10:

11. SMT. PRIYA DATTA NAIK, wife of Datta Sripad Naique, daughter of Gajanan Prabhudesai, aged 65 years, house wife, Indian National, having PAN No. AAWPN6881C, residing at Kamat Kinara, Caranzalem, Goa.
12. SHRI PRAKASH alias PARKASH SRIPAD NAIK, son of Late Sripad Voicunta Naik, aged 72 Years, married, landlord, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having PAN No. ADMPN4170H & his wife;

....11/-



IN WITNESS WHEREOF, WE, MR. KESHAV SRIPAD NAIK AND MRS. GEETA KESHAV NAIK, have hereunto set my hand at Mumbai to this 11th day of January, 2011.

SIGNED AND DELIVERED
By the withinnamed
MR. KESHAV SRIPAD NAIK
In the presence of

[Handwritten signature of Mr. Keshav Sripad Naik]

SIGNED AND DELIVERED
By the withinnamed
MR. GEETA KESHAV NAIK
In the presence of

[Handwritten signature of Mrs. Geeta Keshav Naik]

BEFORE ME.

Identified by me:

REGISTRAR
A. K. Dubey
B.A., LL.B.,
ADVOCATE HIGH COURT
B/104, Sai Kripa Apt.,
Balay Road, Bhayandur (E)
MUMBAI

[Handwritten signature of A. K. Dubey]

2/11/11



[Handwritten signature of M. S. Gaitonde]

2/11/11



BEFORE ME

[Handwritten signature of M. S. Gaitonde]
M. S. GAITONDE
B.A.L.L.M.
NOTARY
GREATER MUMBAI
GOVT. OF MAHARASHTRA
INDIA



[Handwritten signature]

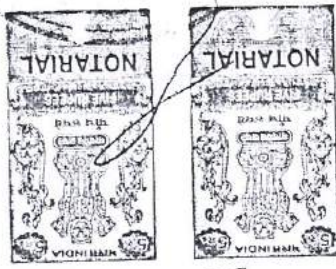
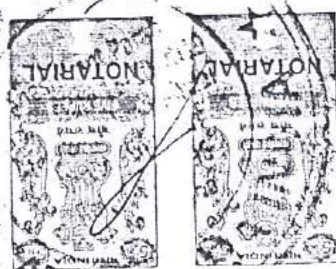
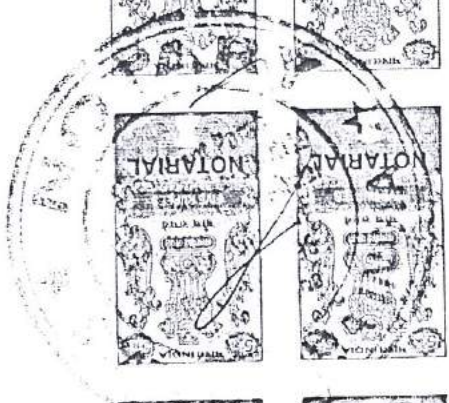
87/20
[Handwritten signature]
11/11



Handwritten signature in blue ink.



3 A PARAB
15/10/15
Reg. No. _____
the _____
Office of the _____
Party _____
which is now _____ and returned to the
Certified to be a true copy of the original



Dec-80
15/10/15

24455/15
Reg. No. _____
the _____
Office of the _____
Party _____
which is now _____ and returned to the
Certified to be a true copy of the original

DATED THIS ____ DAY OF JANUARY, 2011

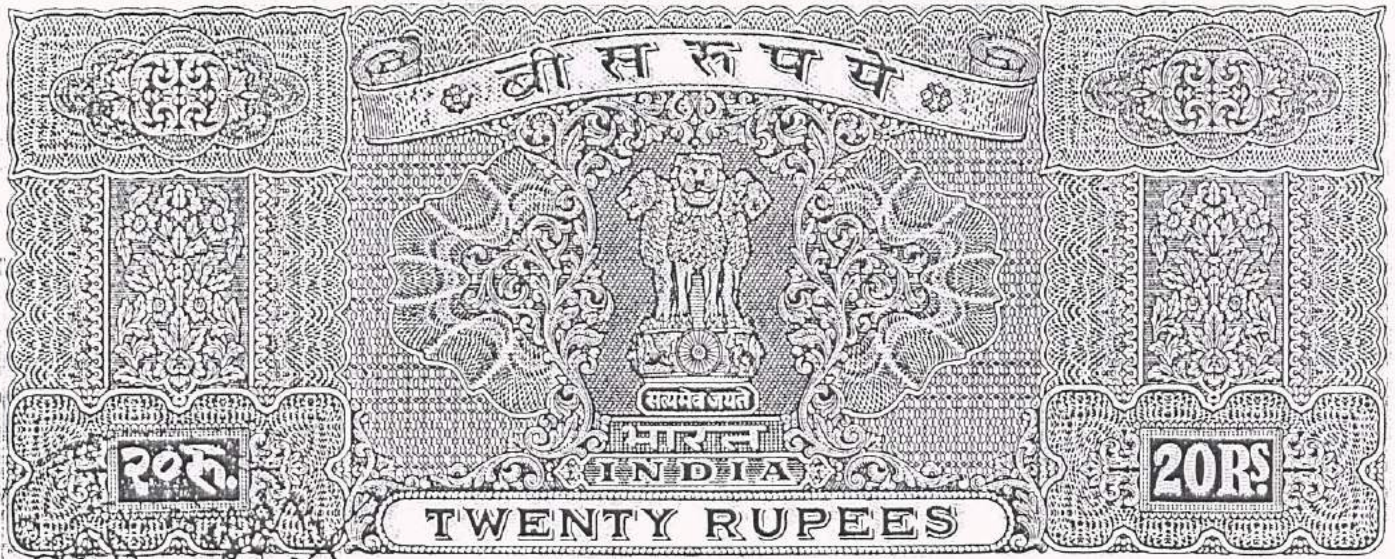
MR. KESHAV SRIPAD NAIK
MRS. GEETA KESHAV NAIK

TO

SHRI VAICUNTA ALIAS SATCHIT
SRIPAD NAIK



POWER OF ATTORNEY



TRUE COPY
ATTESTED BY

TRUE COPY
ATTESTED BY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE (1)

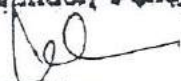
SHRI DATTA SRIPAD NAIK, son of Sripad Naik, major in age, married, having his office at 2/1, Dattaprasad Building, M. G. Road, Panaji-Goa, (2) **SMT. PRIYA DATTA NAIK**, major in age, wife of Datta Naik, Housewife, both Indian Nationals and residing at 4-UG-1, Kamat Kinara, Miramar, Goa, **DO HEREBY SEND GREETINGS:-**



NOW BY THESE PRESENTS We, (1) SHRI DATTA SRIPAD NAIK and (2) SMT. PRIYA DATTA NAIK, hereby constitute, nominate and appoint our brother/brother-in-law **MR. VAIKUNTH SRIPAD NAIK**, businessman, major in age, son of Shri Sripad V. Naik, Married, Indian National, residing at Bhiturli Petti, Bicholim, Goa, as our true and lawful attorney for us and in our names and on our behalf to do so the following acts, deeds and things:-

1. To represents us, to look after and manager all our ancestral properties and for that purpose to inspect the same, to engage any surveyors, engineers, architects for the purpose to re-survey, demarcation of the SAID PROPERTIES, to obtain any documents, to negotiate for sale

Date: 11/11/2017 Sr. No: 7589 Value: Rs. 207
Name of Purchaser: Deve Naidu
Resident of: Pensy
Place of Vendor: Panaji


Sign of Vendor

Sign of Purchaser

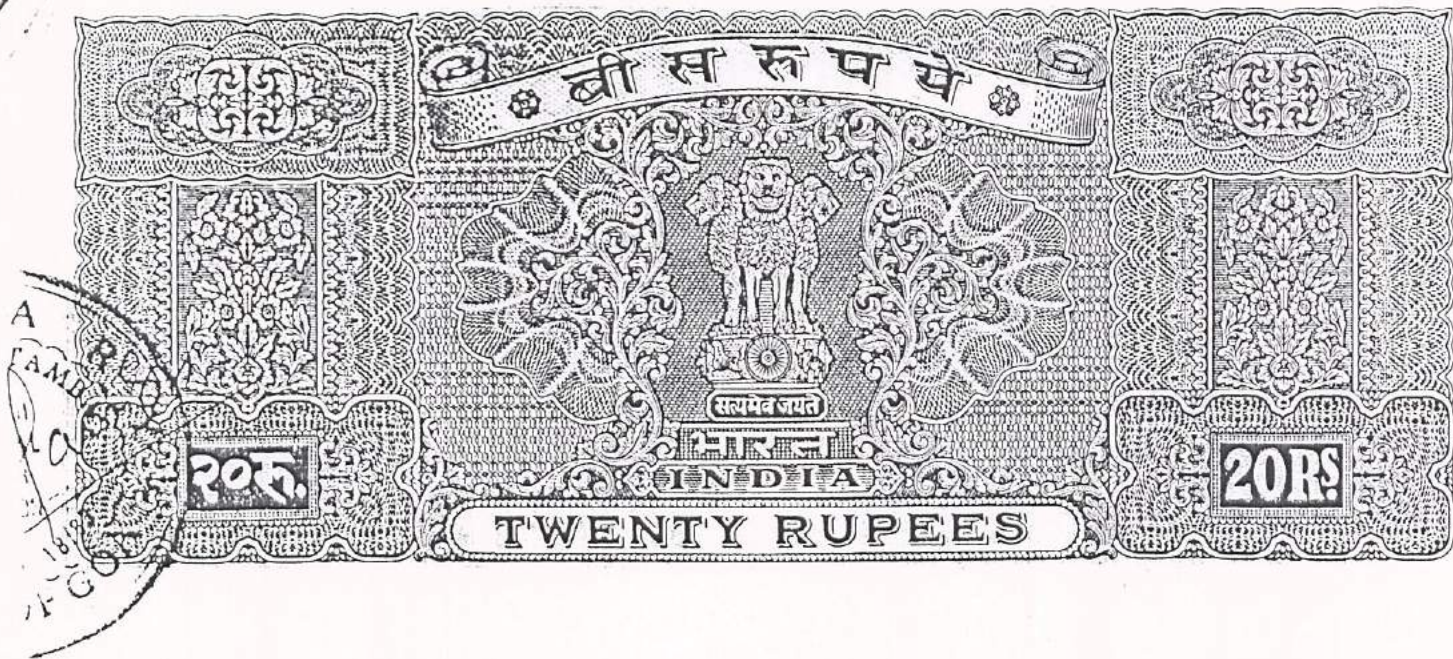


(to accept negotiate and fix prices of sale of our shares in the said ancestral properties at various places in Goa) and for that purpose to finalise the price, consideration, to appoint any buyers, to sign any Agreement for sale or any other Agreements to sign any Deeds of Sale or any other Deeds to present the same before the Sub-Registrar or Land Registrar concern for registration purpose and to accept its contents and execution, to receive money on our behalf for sale of our shares in the said ancestral properties, to issue receipt for payments, to give good and valid discharge, to represent us for registration purposes of the above-referred documents for transfer of title of our shares and for that purpose to sign any paper, documents, plans, to represent us before survey authorities and to do everything necessary for transfer and sale of our shares in our interest.



2. To sign, verify, declare, affirm, swear and execute plaints, written statements, petitions, appeals, application, affidavits, power of attorney, applications for execution of decrees and papers of every description that may be necessary to be signed, verified, declared, affirmed, sworn and executed by me in my name and on my behalf for the purpose of any suit, appeals, petition, execution, execution





proceedings and action and proceedings of any kind whatsoever in any Court of Law or equity whether of original, Appellate or Revisional Jurisdiction in any pending cases or any cases to be filed in connection with the above-referred ancestral properties.

3. To accept notices or service of writ of summons or other legal process that may be served upon me and to appear and represent us in any Court of Justice or other officers whatsoever as our attorney may think advisable.

4. To appoint any Solicitor or Advocate or Counsel as may be necessary for prosecuting and defending in the premises aforesaid or any of them either in our names or in the name of our said attorney as he may think fit and proper.

5. To adjust, settle, compromise or submit to arbitration or conciliation any claims, demands, dispute or any other matter which is now subsisting or may hereafter arise.

6. To represent us before the Collector, the Deputy Collector, the Mamlatdar, the Talathi or before any other competent authority for the

18/11/1900

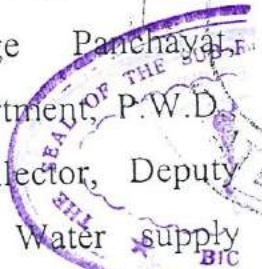
[Handwritten signature]

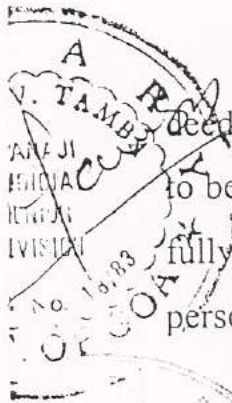
Date: July 11 1957
Near: Deute Nale
Post: Poneji
Place:
Sign of Seller
Sign of Purchaser



purpose of correction or rectification of survey records in the Revenue Survey Records of Right in respects of SAID PROPERTY.

7. To swear Affidavits, make declarations, execute Bonds or any other document before the Notary Public or any concerned authority.
8. To represent us before all the Central Government, State Government and Semi-Government Offices/Bodies, Local Authorities including Planning and Development Authority, Village Panchayat, Municipality/ies, Town and Country Planning Department, P.W.D., Electricity, Health Department, Land Survey Collector, Deputy Collector, Office of Mamlatdar, Comunidade, Water supply Department, Forest Department, Income Tax Department, Civil Supplies, Postal Authority, Telegraph Department, Telephone Authorities, Industries and Mines, Directorate of Fire Services, Food and Drugs Authority, Labour Department etc. or any other concerned authorities or local bodies and to file applications before the said Departments to obtain orders, N.O.C., approvals, to make payment of necessary fees, taxes, charges, to the said Government/Semi Government Department.
9. To issue N.O.C., Declaration, with respect to transfer of our shares in the ancestral properties.





AND GENERALLY to do execute and perform any other acts, deeds and things whatsoever which in the opinion of our said Attorney ought to be done, executed or performed in relation to the SAID PROPERTIES, as fully and effectually in all respects as we ourselves could do the same, if personally presents.

AND WE DO HEREBY AGREE to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us and in our names by virtue of these presents.

IN WITNESS WHEREOF, we have set and subscribed our hands this 13th day of January, 2005 at Panaji-Goa.



[Handwritten signature]

(1) SHRI DATTA SRIPAD NAIK

[Handwritten signature]

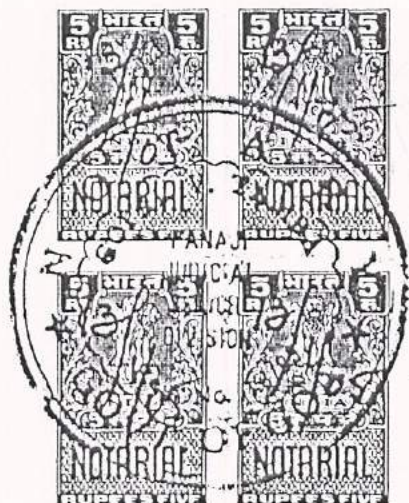
(2) SMT. PRIYA DATTA NAIK

THE EXECUTANT

EXECUTED BEFORE ME
WHICH I ATTEST

[Handwritten signature]
GOPAL V. TAMBA
NOTARY
PANAJI
STATE OF GOA

— INDIA —
PLACE PANAJI-GOA
DATE 13th January 2005

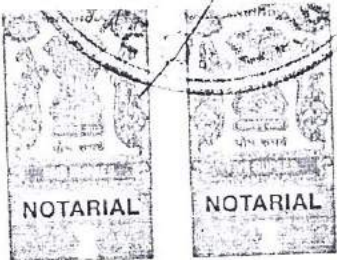
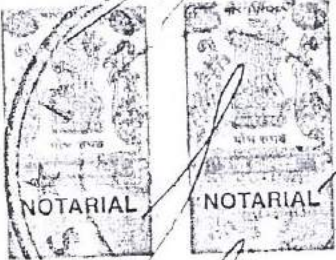
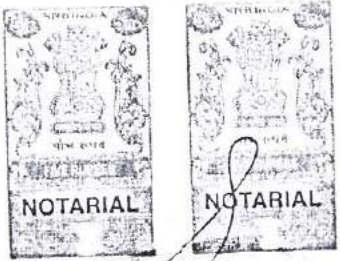


5

Issued *one* T. G.
No. 439/02/2005 *[Signature]*

Issued *one* T. G.
No. 2282/11/05 *[Signature]*

[Large handwritten signature]



Certified to be a true copy of the original
which I have inspected and returned to the
Party concerned
Office of the Notary at Bicholim Goa on
the 31st
Reg. No. 24500/15

Dec 15
80/15
1452
S. A. PARAB

Certified to be a true copy of the original
which I have inspected and returned to the
Party concerned

Office of the Notary at Bicholim Goa on
the 15th
Reg. No. 15915/16

Notarial Stamp of S. A. PARAB
The Notary

S. A. PARAB



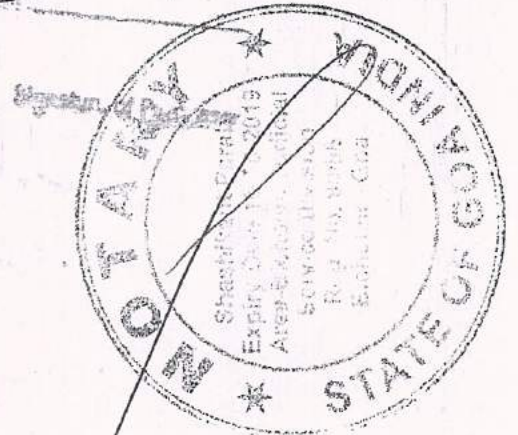


गोवा GOA

No. 13854 Date of issue 13/10/16 A 22861

Signature of Vendor: Vaikunth S. Naik
Bicholim

Signature of Notary



AFFIDAVIT

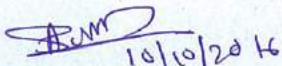
I, Shri **VAIKUNTH** alias **SATCHIT SRIPAD NAIK**, son of Late Sripad Voicunta Naik, aged 80 Years, widower, landlord, Indian National, residing at House No. 8/2737/7, Antil Peth Bicholim, Goa, do hereby states on solemn affirmation and on oath as under:



गोवा GOA

047976

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
Name of the purchaser Saller construction
residing at Bicholim son of
As there is no single stamp paper for the value
of Rs. 44,0100/- additional stamp papers for the
completion of the value is attached alongwith.

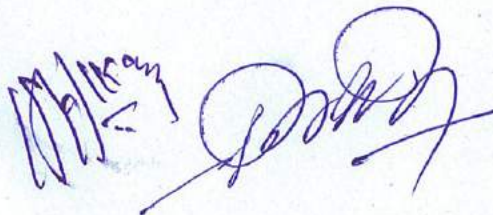

Signature of the
Ex-Officio Vendor

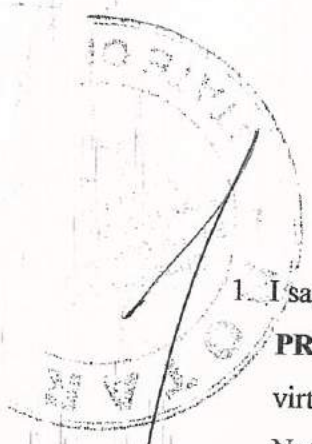

Signature of the
Purchaser.

:11:

13. SMT. SANDHYA PRAKASH NAIK, wife of Prakash Sripad Naique, daughter of L. J. P. Shirodkar, aged 65 years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having PAN No. ABLPH5493A.
14. SHRI GOPAL SRIPAD NAIK, son of Late Sripad Voicunta Naik, aged 63 Years, married, landlord, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having PAN No. ADVPN7650H & his wife;

....12/-





1. I say that I am power of attorney of **Shri DATTA SHREEPAD NAIK** and **Smt. PRIYA DATTA NAIK**, both residing at Kamat Kinara, Caranzalem, Goa by virtue of Power of Attorney dated 13th day of January 2005, executed before the Notary Public Shri Gopal V. Tamba, Panaji, registered on 13th January, 2005.

2. I say that by virtue of said Power of Attorney, I am authorised to sign, execute and admit the documents in respect of purchase or sale of any property or premises.

3. I say that the said Power of Attorney is executed in the year, 2005 and the photos of the said persons/executants are not affixed on the said Power of Attorney.

4. I say that the said power of attorney is in force till date and I have produced the copy of the said Power of Attorney in the Office of Sub-Registrar of Bicholim, with the Deed of Sale executed by us in favour of M/s. Salkar Construction, the Proprietary concern of Shri Vallabh Shivaram Salkar, having its office at Bordem, Bicholim, Goa, presented for registration on 13.10.2016 and in case the said executant or any person or persons raise any objection and/or claims in respect of the same, then I shall be solely responsible for the same and I indemnify the Sub-Registrar of Bicholim to that effect.



5. I say that the present affidavit is sworn to produce the same in the Office of Sub-Registrar of Bicholim so as to admit and register the above said Deed of Sale in the Office of Sub-Registrar of Bicholim.

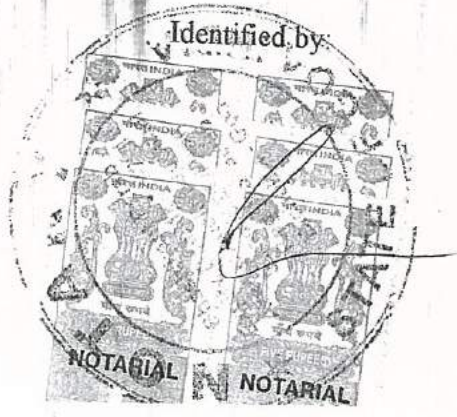
I say that what is stated in the foregoing paras is true to my personal knowledge.

Solemnly affirmed at Bicholim on
this 13th day of October, 2016.

[Handwritten Signature]
DEPONENT

Solemnly affirmed and Signed
BEFORE ME

By the above named Dependent
S. A. Paras
Salkar, Arsil Pedh, Bicholim,
Goa.
personally
BEFORE ME



Office of the Sub-Registrar
of this Bicholim
Notary Stamp No. 1618/16
16/10/2016
S. A. PARAS
B.A.L.L.B.
Advocate & Notary Public

E N D O R S E M E N T :

- 1) **Shri VAIKUNTH alias SATCHIT SRIPAD NAIK**, son of Late Sripad Voicunta Naik , aged 80 Years, widower, landlord, Indian National, residing at House No. 8/2737/7, Antil Peth, Bicholim, Goa, for Self and as Power of Attorney for:
 - a) **Mrs. SUVARNA alias SNEHA VAIKUNTH NAIK alias SNEHA UDAY MAHATME**, daughter of Shri Vaikunth alias Satchit Sripad Naik, aged 42 Years, Divorcee, Indian National, residing at House No. 8/2737/7, Ravalnath Sadan, Antil Peth, Bicholim, Goa.
 - b) **Smt. SHANTA alias INDIRA BRAMHANAND NAIK**, widow of Late Bramhanand alias Subraia Sirpad Naique, daughter of Zaba Sakhardande, age 73 years, land lady, Indian National, residing at Antil Peth, Bicholim.
 - c) **Shri SAIPRASAD BRAMHANAND NAIK** also known as **VISHWESH SUBRAY alias BRAMHANAND NAIQUE**, son of Late Subray alias Bramhanand Naique, aged 38 years, married, Civil Engineer, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.
 - d) **Smt. ASHWINI SAIPRASAD NAIK**, wife of Saiprasad Subray alias Bramhanand Naique, daughter of Sitacanta Srinivassa Naik, aged 33 Years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.



- e) **Dr. GAURI SANTOSH BHAT**, wife of Santosh Damodar Bhat, daughter of Late Subray alias Bramhanand Naique, aged 41 years, married, Vocal Artist, Indian National, residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa-403 002.
- f) **Shri SANTOSH alias SANTOSHKUMAR DAMODAR BHAT**, son of Damodar Krishna Bhat, aged 47 Years, married, Occupation Business, Indian National, Residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa-403 002.
- g) **Shri KESHAV SRIPAD NAIK**, son of Late Sripad Voicunta Naique, aged 73 Years, married, Chartered accountant, Indian National, residing at 202, Kenwood Building, Pali Hill Road, Bandra (West), Mumbai.
- h) **Smt. GEETA KESHAV NAIQUE**, wife of Keshav Sripad Naique, daughter of Shivaji Sankholkar, aged 71 years, Housewife, Indian National, residing at 202, Kenwood Building, Pali Hill Road, Bandra (West), Mumbai.
- i) **Shri DATTA SHREEPAD NAIK**, son of Late Sripad Voicunta Naik, aged 75 Years, landlord, Indian National, residing at Kamat Kinara, Caranzalem, Goa.
- j) **Smt. PRIYA DATTA NAIK**, wife of Datta Sripad Naique, daughter of Gajanan Prabhudesai, aged 65 years, house wife, Indian National, residing at Kamat Kinara, Caranzalem, Goa.



k) **Shri PRAKASH alias PARKASH SRIPAD NAIK**, son of Late Sripad Voicunta Naik, aged 72 Years, married, landlord, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.

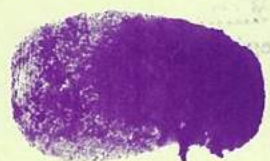
l) **Smt. SANDHYA PRAKASH NAIK**, wife of Prakash Sripad Naique, daughter of L. J. P. Shirodkar, aged 65 years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.

m) **Shri GOPAL SRIPAD NAIK**, son of Late Sripad Voicunta Naik, aged 63 Years, married, landlord, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.

n) **Smt. MEETA GOPAL NAIK**, wife of Gopal Sripad Naique, daughter of Mukund Vasudev Dharwadkar, aged 54 years, house wife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.

2. **Shri VALLABH SHIVRAM SALKAR**, son of Late Shivram Manguesh Salkar, age 55 years, Businessman, Indian National, residing at Flat No. FL – 13, H. No. 2910, "Ahilya", Sastiwada, Bordem, Bicholim, Goa, the Proprietor of **M/s. SALKAR CONSTRUCTIONS** having its Office at Sastiwada, Bordem, Bicholim Goa.

182
Execution of the so called
Deed of Sale





Sub-Registrar
 registered No. 1225/2016
 at pages 45 to 147
 Book No. 1410
 Volume No. 1410
 Date 25th October 2016

SUB REGISTRAR
 BICHOLIM

Bicholim dt 13th October 2016

Witnes

and known to the Sub-Registrar
 states that he personally knows
 the above executant and identi
 fies him.

Witness
 1) Ganjari Giru Neebkarn, age 52 years
 married, buntaru, do Khojivan, Atang
 Bander leaf, Indian nationality

For Salkar Constructions
 (Nalath S. Salkar)
 Proprietor



भारतीयभौवन्यायिक INDIA NON JUDICIAL

रु. 25000

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

047977

sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Ru. 25000/- (Rupees twenty five thousand only)
Name of the purchaser Suleer Construction
residing at Bicholim Son of
As there is no one single stamp paper for the value
of Ru. 440100/- additional stamp papers for the
completion of the value is attached alongwith.

Signature of the Ex-Officio Vendor
10/10/2016

Signature of the Purchaser



:12:

15. SMT. MEETA GOPAL NAIK, wife of Gopal Sripad Naique, daughter of Mukund Vasudev Dharwadkar, aged 54 years, house wife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having PAN No. ADVPN7651G.

Hereinafter collectively referred to as "THE VENDORS", (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, administrators and assigns) of the ONE PART

....13/-

Handwritten signatures in blue ink.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 25000

पच्चीस हजार रुपये



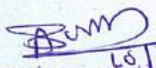
Rs. 25000


TWENTY FIVE THOUSAND RUPEES

गोवा GOA

047978

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
 Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser Salkar Construction
 Printing at BKM
 Son of
 As per one single stamp paper for the value of 440100/- additional stamp papers for the completion of this value is attached alongwith.


 Signature of the Tax-Office Vendor 10/10/2016

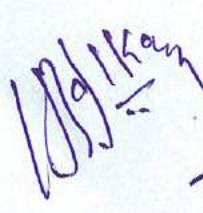


 Signature of the Purchaser,

:13:

A N D

1. M/S. SALKAR CONSTRUCTIONS, a proprietary concern of Shri Vallabh Shivram Salkar, represented by its Proprietor Shri VALLABH SHIVRAM SALKAR, son of Late Shivram Manguesh Salkar, age 55 years, married Businessman, Indian National, having Office at Sastiwada, Bordem, Bicholim Goa, residing at Flat No. FL – 13, H. No. 2910, "Ahilya", Sastiwada, Bordem, Bicholim, Goa, having PAN No. AIFPS2232K, hereinafter referred to as

....14/-



गोवा GOA

047979

Sr. No. 03 Place of Vendor Bicholim Date of issue 10/10/2016
 Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser Sallier construction
 residing at Bicholim son of
 The Vendor has single stamp paper for the value of 440100/-
 Additional stamp papers for the completion of the value is attached alongwith.

Signature of the Ex-Officio Vendor
 10/10/2016

Signature of the Purchaser,

:14:

"PURCHASER" (which expression shall unless repugnant to the context or meaning thereof deemed to include his heirs, executors, legal representatives, successors, administrators and assigns) of the OTHER PART.

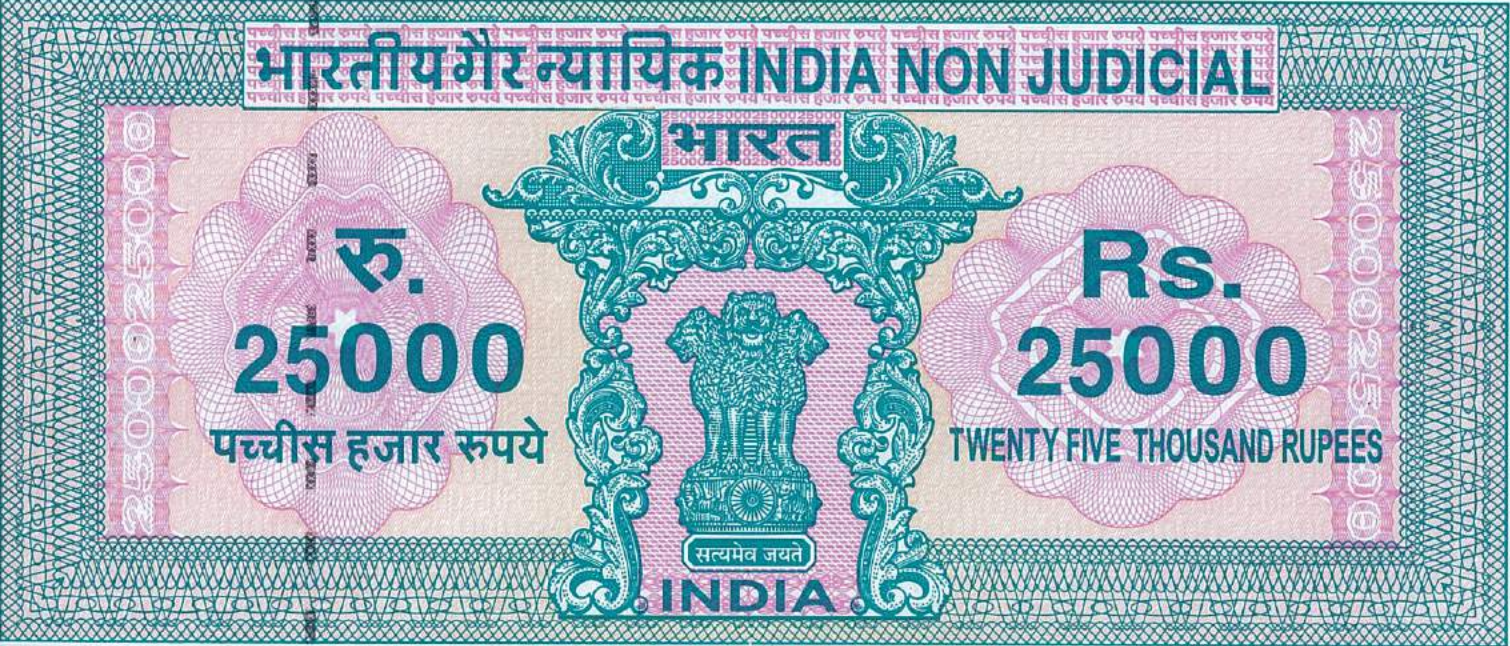
That the VENDOR No. 1 is representing herein for self and as duly constituted Attorney for the VENDOR Nos. 2 to 15 by virtue of:

- a) Power of Attorney dated 19th day of June, 2015, before the Notary Public Shri S. A. Parab, Bicholim, under registration No. 12123/15 dated 19th June, 2015.

....15/-

Signature of the Vendor
 Signature of the Purchaser

भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.
25000
पच्चीस हजार रुपये

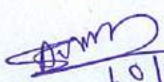


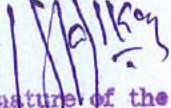
Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

047980

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
Name of the purchaser Sallier Construction
residing at Bicholim son of
As there is no one single stamp paper for the value
of Rs. 440100/- additional stamp papers for the
completion of the value is attached alongwith.

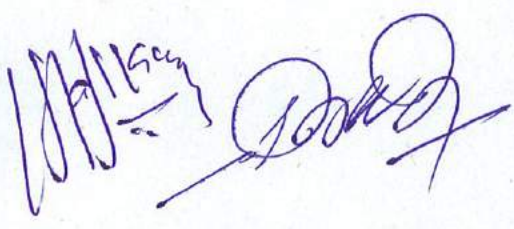

Signature of the
Ex-Officio Vendor
10/10/2016


Signature of the
Purchaser.

:15:

- b) General Power of Attorney dated 1st day of October, 2016 executed before the Notary Public Mrs. Harsha R. Naik, at Panaji-Goa under Sr. No. 736/16.
- c) General Power of Attorney dated 1st day of October, 2016 executed before the Notary Public Mrs. Harsha R. Naik, at Panaji-Goa under Sr. No. 743/16.

....16/-





भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.
25000
पच्चीस हजार रुपये

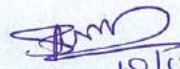


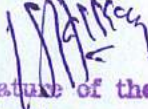
Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

047981

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
Name of the purchaser Sallur construction
residing at B. Whitm son of
As there is no one single stamp paper for the value of Rs. 440100 additional stamp papers for the completion of the value is attached alongwith.


Signature of the Ex-Officio Vendor
10/10/2016

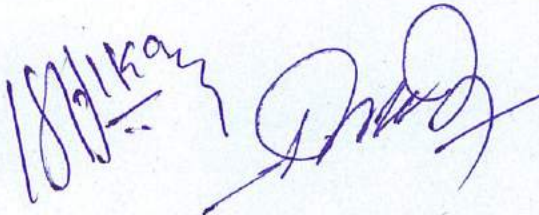

Signature of the Purchaser



:16:

- d) General Power of Attorney dated 1st day of October, 2016 executed before the Notary Public Mrs. Harsha R. Naik, at Panaji-Goa under Sr. No. 738/16.
- e) General Power of Attorney dated 1st day of October, 2016 executed before the Notary Public Mrs. Harsha R. Naik, at Panaji-Goa under Sr. No. 739/16.

....17/-



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

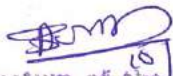
Rs. 20000


सत्यमेव जयते
INDIA

गोवा GOA

020490

Sr. No. 03 Place of Vend Echolim Date of issue 10/10/2016
Value of stamp paper Rs. 20,000/- (Rupees Twenty thousand only)
Name of the purchaser Sallax construction
residing at Bichim son of
As per one single stamp paper for the value
of Rs. 440100/- additional stamp papers for the
completion of the value is attached alongwith.


Signature of the Ex-Officio Vendor
10/10/2016


Signature of the Purchaser,

:17:

- f) General Power of Attorney dated 1st day of October, 2016 executed before the Notary Public Mrs. Harsha R. Naik, at Panaji-Goa under Sr. No. 737/16.
- g) Power of Attorney dated 11th day of January 2011, before the Notary Public M. S. Gaitonde, Greater Mumbai, under No. 87/2011 dated 11.1.2011, and;

....18/-




भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

भारत



TWENTY THOUSAND RUPEES

Rs. 20000

गोवा GOA

020491

Sr. No. 03 Place of Vendor Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 20,000/- (Rupees Twenty thousand only)
Name of the purchaser Sallax Construction
residing at Bicholim
As there is no single stamp paper for the value of Rs. 440,000/- additional stamp papers for the completion of the value is attached alongwith.

Signature of the
Ex-Officio Vendor

Signature of the
Purchaser,

:18:

h) Power of Attorney dated 13th day of January 2005, before the Notary Public Shri Gopal V. Tamba, Panaji, registered on 13th January, 2005.

The true copies of all the above said Power of Attorneys are produced with this Deed in the Office of Sub-Registrar of Bicholim.

....19/-





गोवा GOA

714541

Sr. No. 03 Place of Vend Bicholim Date of issue 10/10/2016
Value of stamp paper Rs. 100/- (Rupees one hundred only)
Name of the purchaser Sallax Construction
Name of the vendor Bicholim son of
Number of single stamp paper for the value
of 440100/- Additional stamp papers for the
completion of the value is attached alongwith.



Signature of the Purchaser,

:19:

WHEREAS there exists the property known as "PREDIO CASA DO MORADO COM SEV PATIO EQUINTAL", commonly known as "ANTIL PETH", admeasuring total area of 700 Square meters with an Old Mud House bearing House No. 8/1652 existing therein, situated at Bicholim, within the limits of Bicholim Municipal Council, in the Taluka and registration Sub District of Bicholim, District North Goa, State of Goa, which property is described in the Land Registration Office under No. 4026 of Book B 11 (New) and

....20/-

:20:

enrolled in the Taluka revenue Office under Matriz No. 204 and surveyed under recent Survey No. 92, Sub Division 13 (Survey No. 92/13) of Village Bicholim of Bicholim Taluka (hereinafter for the Sake of brevity referred to as "**the First Property**") more particularly described in Schedule I and as per Plan I annexed hereto marked in red colour boundary line for identification.

AND WHEREAS the **First Property** stands inscribed under Inscription No. 10324 at Folio No. 163 (R) of Book G-14 in the office of Land registrar of Bicholim in Favour of Sripad Voicunta Naique, now deceased, as having been purchased by him from Maria Francisca Lobatode Faria and her Husband Alfredo Jose Eleuterio Godinho of Mira of Bicholim under a deed dated 20th October 1937, drawn at folio 14 (R) of the Book 263 recorded by Maria Francisca Sinai Singbalin the Office of Assistant Of Notary Shri Colaco in the judicial Division of Ilhas.



AND WHEREAS said Sripad Voicunta Naique died on 22nd March 1990, and his wife Smt. Heerabai Sripad Naique to whom he had married in his first and only Nuptial, has expired on 28th August 1999.

AND WHEREAS by an order of Homologation dated 28th October 2005, passed to the Inventory Proceedings No. 2/2005/A, conducted on the demise of Sripad Voicunta Naique and his wife Heerabai Sripad Naique in the Court of Civil Judge Senior Division at Bicholim, the Said First Property, which was listed as Item No VI, was allotted to Voicunta Sripad Naique 1/6th share, Smt. Indira alias Shanta Subray alias Brahmanand Naique – 1/12th Share,

....21/-

:21:

Shri Saiprasad Subray alias Brahmanand Naique – 1/24th Share, Smt. Gauri Santosh Bhat 1/24th share, Shri Datta Sripad Naique – 1/6th Share, Shri Keshav Sripad Naique – 1/6th Share, Shri Prakash Sripad Naique – 1/6th Share, Shri Gopal Sripad Naique – 1/6th Share.

AND WHEREAS the wife of Shri Voicunta Sripad Naique namely Smt. Anuradha Voicunta Naique died on 1st August 2013 leaving behind Shri Voicunta Sripad Naique (Vendor No. 1) as her widower and Smt. Suvarna Mahatme (Vendor No. 2) as her only child.

AND WHEREAS there exists another Plot denominated as PLOT A admeasuring 655 sq.mts. with part of House bearing S. No. 88/4 and Plot "B" admeasuring an area of 711.34 square meters along with road widening area admeasuring 75.00 sq. mtrs. alongwith part of old dilapidated mud house bearing House no. 9/1800 surveyed under No. 88/3 having built-up area of 75.00 sq. mtrs. with part of old house (88/4) existing therein and known as "GORBATULEM BANDODKAR OR GORBATULEM", commonly known as "GAONKARWADA", entirely bearing Survey No. 88/1 of Village Bicholim, Taluka Bicholim, within the limits of Bicholim Municipal Council, in the Taluka and registration Sub District of Bicholim, District North Goa, State of Goa, which property is described under No. 1156 and 1157 of Book B – 3 (New), and enrolled in the Taluka revenue Office under Matriz No. 206 & 207 and surveyed under Old Cadastral survey No. 416 of Village Bicholim of Bicholim Taluka. (hereinafter for the sake of brevity

....22/-



referred to as 'the **Second Property**' more particularly described in Schedule II and as per Plan II annexed hereto marked in red colour boundary line for identification and forming parts of S. No. 88/1 as per plan-III and Govt. Plan No. IV annexed hereto.

AND WHEREAS the **Second Property** also stands inscribed in favour of Sripad Voicunta Naique, now deceased, under Inscription No. 13087 at Folio 174 of Book G- 17 on 15- 04-1947 as having been purchased the same by him from Mrs. Maria Augusta da Rocha Campos Fronteira Roncon alias Maria Augusta Fronteira e Roncon, widow of Julio Cesar Roncon and his Children, Daughters in Law & Sons in Law, Luis Carlos Roncon and wife Mrs. Olivia Leonildes Ana da Costa Compos Roncon, Alvaro Augusto Roncon and his wife Mrs. Maria Jose Vedigal e Roncon and Luciano Cesar Roncon and wife Mrs. Ermelinda Amelia Roncon by a Deed dated 10th April 1974 , recorded by the Officiating Assistant Notary of the Judicial Division of Ilhas, ShriVinayak Sinai Singbal, at page 51 reverse of Book No. 379.



AND WHEREAS by Deed of Gift dated 14th September 1988, presented for registration under serial No. 519/88 on 27th September 1988, and registered under No. 55 filed in Book No. I, Volume 12, said Sripad Voicunta Naique and his wife Heerabai Sripad Naique gifted the said **Second Property**, amongst others, to the Vendors Nos. 1, 9, 11, 13, 15 and Subray alias Brahmanand Sripad Naique in equal shares.

AND WHEREAS said Sripad Voicunta Naique expired on 22nd March 1990 and his wife Smt. Heerabai Sripad Naique expired on 28 August 1999.

[Handwritten signatures in blue ink]

:23:

AND WHEREAS said Subray alias Brahmanand Sripad Naique died on 29th November 2003 and is survived by his widow the Vendor No. 4 herein Smt. Shanta and son Saiprasad, the Vendor No. 5 and daughter Smt. Gauri, the Vendor No. 7 herein.

AND WHEREAS Smt. Anuradha Voicunta Naique, wife of the Vendor No.1, Shri Voicunta Sripad Naique, died on 1st August 2013 and is being survived by her widower the Vendor No.1, Shri Voicunta Sripad Naique and her only child Mrs. Suvarna alias Sneha Vaikunth Naik alias Sneha Uday Mahatme, the Vendor No. 2 herein.

AND WHEREAS VENDORS have executed an Agreement for Development & Sale dated 19th day of June, 2015 in favour of the PURCHASER registered at the Office of Sub-Registrar of Bicholim under Registration No. 655/15 at pages 218 to 285 of Book No. I, Vol. No. 1253 dated 24.6.2015 (hereinafter referred to as "THE SAID AGREEMENT FOR DEVELOPMENT & SALE").

AND WHEREAS subsequent thereto the VENDORS have also executed a Deed of Addendum dated 6/12/2015 registered in the office of Sub Registrar of Bicholim under no. 1370/2015 at pages 291 to 308 of Book No. I, Vol. No. 1303 on 9/12/2015, (hereafter referred to as the SAID DEED OF ADDENDUM).

AND WHEREAS the title of the VENDORS to the **First and Second Property** is good, clear, legal and marketable and that there are no encumbrances, charges, liabilities thereon.

AND WHEREAS the VENDORS have now agreed to sell, transfer, convey and assign and the PURCHASER has agreed to

....24/-



(Handwritten signatures in blue ink)

:24:

purchase the **First and Second Property** for total consideration of Rs. 2,13,20,180/-(Rupees Two Crores Thirteen Lakhs Twenty Thousand One Hundred and Eighty) being the market value.

AND WHEREAS the parties hereto have agreed to sign and execute the present Deed of Sale upon the terms and covenants appearing hereinafter.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:-

1. That in pursuance of the abovesaid Agreement and in consideration of amount of Rs. 2,13,20,180/-(Rupees Two Crores Thirteen Lakhs Twenty Thousand One Hundred and Eighty) to be paid in kind by the PURCHASER to the VENDORS by constructing a built up area of 895 sq.mts in building "SRIHIRA ABODE" on **Second Property** (Plot A) and upon terms, covenants and conditions as appearing in SAID AGREEMENT FOR SALE AND DEVLOPMENT read with SAID DEED OF ADDENDUM (the VENDORS do hereby acknowledge the receipt), the VENDORS do hereby sell, convey, assign and transfer unto and to the use of the PURCHASER, **First Property** and **Second Property** i. e. (1) Property known as "PREDIO CASA DO MORADO COM SEV PATIO EQUINTAL", commonly known as "ANTIL PETH", admeasuring total area of 700 Square meters with an Old Mud House bearing House No. 8/1652 existing therein, surveyed under recent Survey No. 92, Sub Division 13 (Survey No. 92/13) of Village Bicholim, Goa, more particularly described in the **SCHEDULE I** and (2) All those Plots being PLOT A admeasuring 655 sq.mts. with part of House bearing S. No. 88/4 together with Plot "B" admeasuring an area of 711.34 square meters along with road widening area admeasuring 75.00 sq. mtrs. along with part of old dilapidated mud house bearing

....25/-



[Handwritten signatures in blue ink]

:25:

House no. 9/1800 surveyed under No. 88/3 having built-up area of 75.00 sq. mtrs. with part of old house (88/4) existing therein and known as "GORBATULEM BANDODKAR OR GORBATULEM", commonly known as "GAONKARWADA", entirely bearing Survey No. 88/1 of Village Bicholim, Taluka Bicholim, within the limits of Bicholim Municipal Council, in the Taluka and registration Sub District of Bicholim, District North Goa, State of Goa., more particularly described in the **SCHEDULE II (the First and Second Property shall be hereafter referred to as SAID PROPERTIES)** hereunder written, together with liberties, rights, privileges, easements and appurtenances whatsoever to the said Property hereby conveyed AND ALL the estate, rights, title, interest, property, claim and demand whatsoever, at law, of the VENDORS in and to the **SAID PROPERTIES** hereby conveyed unto and to the use of the PURCHASER forever.



AND the VENDORS do hereby covenant and declare for themselves, their heirs, executors, representatives and assigns that the VENDORS have good right, title and interest to convey the **SAID PROPERTIES** thereon hereby conveyed unto the PURCHASER AND THAT it shall be lawful for the PURCHASER from time to time and at all time, hereafter peaceably to hold, possess and enjoy the **SAID PROPERTIES** hereby conveyed with all appurtenances and to receive the profits thereof for its own use and benefit without any lawful eviction, interruption, claims or demands whatsoever from, or by the VENDORS and from any other person or persons, lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, released and forever discharged or

....26/-

:26:

otherwise by VENDORS sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, charges and encumbrances whatsoever either already or hereafter had made, executed, occasioned or suffered by the VENDORS or any other person or persons, lawfully or equitably claiming any right, estate, title or interest at law or in equity in the **SAID PROPERTIES** thereon hereby conveyed or any part thereof under or in trust from the VENDORS

3. The VENDORS do hereby covenant with the PURCHASER that the **SAID PROPERTIES** hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor are there any rights of tenancy in favour of any person whomsoever in respect of the **SAID PROPERTIES** and that if for any defect in the title of VENDORS, the PURCHASER is deprived of the whole or any part of the **SAID PROPERTIES**, the VENDORS shall compensate the PURCHASER and/or its successors-in-interest, without disturbing its title and possession and shall take all measures to rectify the said defect.
4. The VENDORS have already handed over the quiet, vacant and peaceful possession of the **SAID PROPERTIES** to the PURCHASER on 6/12/2015 i.e upon execution of SAID DEED OF ADDENDUM for the purpose of development and construction along with all the original title documents.
5. The VENDORS hereby give their No objection to the PURCHASER for inclusion of its name in survey records of Survey No. 92/13 and 88/1 of Bicholim, and further for Land Partition for allotment of separate Survey Number to Plot A and B of **Second Property**.

....27/-



[Handwritten signatures in blue ink]

:27:

6. The PURCHASER shall be bound over to reconvey in favour of the VENDORS their proportionate undivided share in land of said Plot A of SECOND PROPERTY corresponding to built up areas of 895 sq.mts in **SRIHARI ABODE** after the possession of the same is handed over and upon obtaining Occupancy Certificate and both the parties shall sign and execute a Deed of receipt and Panchanama of Possession.
7. The market value of the **SAID PROPERTIES** is Rs. 2,13,20,180/- (Rupees Two Crores Thirteen Lakhs Twenty Thousand One Hundred and Eighty) and total stamp duty incurred on the present Sale Deed is Rs. *10,66,100/- (5%) of which 2.9% amounting to Rs. 6,26,000/-(Rupees Six Lakhs Twenty Six Thousand Only) was paid on 18/6/2015 at the time of time of executing and registering SAID AGREEMENT FOR DEVELOPMENT AND SALE dated 19th day of June, 2015 registered at the Office of Sub-Registrar of Bicholim under Registration No. 655/15 at pages 218 to 285 of Book No. I, Vol. No. 1253 dated 24.6.2015 and the balance amount of Rs. 4,40,100/- (Rupees Four Lakh Forty Thousand One Hundred Only) is paid on signing this Deed of Sale which is borne by the PURCHASER.
8. The PURCHASER has also paid the total registration fees of Rs.8,53,503/- (4%) at the time of execution of Deed of Addendum dated 6/12/2015 registered in the office of Sub Registrar of Bicholim under no. 1370/2015 at pages 291 to 308 of Book No.I, Vol. No. 1303 on 9/12/2015.



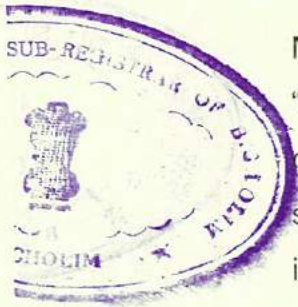
....28/-

[Handwritten signatures in blue ink]

:28:

9. The Executants declare that the subject matter of this Sale Deed does not pertain to occupancies of persons belonging to Schedule Castes and Schedule Tribes in pursuance of Notification No. RD/LAND/LRC/318/77 dated 21/8/78.
10. The PURCHASER hereby submits Challans of respective VENDORS w.r.t. TAX DEDUCTION AT SOURCE (TDS) i.e. 1% deduction amounting to Rs. 2,13,202/- which has been deducted on the Sale Consideration (as per Sec. 194-IA of Indian Income Tax Act) .

SCHEDULE-I
(DESCRIPTION OF THE FIRST PROPERTY)



ALL THAT Property known as "PREDIO CASAS DE MORADO COM SEO PATIO e QUINTAL", commonly known as "ANTIL PETH" admeasuring 700 square meters, together with the old dilapidated house bearing House No. 8/1652 existing therein, situated at Bicholim , within the limits of Bicholim Municipal Council, in the Taluka and registration Sub District of Bicholim, District North Goa, State of Goa, surveyed under recent Survey No. 92/13 of Village Bicholim, Taluka Bicholim. The said property is described in the Land Registration Office of the Judicial division of Bicholim under description No. 4026 of Book 11 New, and enrolled in the Taluka Revenue Office under Matriz No. 204 and the same is presently bounded as under :-

On the East : By the Road;

On the West : By the property bearing Survey N.
92/12 of Bicholim;

On the North : By the property bearing Survey No.
92/12 (part) and the road, and;

On the South : By the Road;

....29/-

[Handwritten signatures in blue ink]

SCHEDULE-II
(DESCRIPTION OF THE SECOND PROPERTY)

ALL those two plots being (1) Plot "A", admeasuring an area of 655.00 square meters and road widening area admeasuring 33.00 sq. mtrs., which includes part of the house bearing house nos. 9/1798 & 9/1799 existing therein and (2) Plot denominated as Plot "B", admeasuring an area of 711.34 square meters along with road widening area admeasuring 75.00 sq. mtrs. and the old dilapidated mud house bearing house no. 9/1800 having built-up area of 75.00 sq. mtrs. (S. No 88/2) and alongwith part of old house (S. No. 88/4) of the property known as "GORBATULEM BANDODKAR OR GORBATULEM", commonly known as "GAONKARWADA", situated at Bicholim, within the limits of Bicholim Municipal Council, in the Taluka and registration Sub District of Bicholim, District North Goa, State of Goa, entirely surveyed under Survey Nos. 88/1(part), of village Bicholim, Taluka Bicholim. The said entire property is described in the Land Registration Office under Nos. 1156 & 1157 of Book B-III (new) at pages 364 and 365, and enrolled in the Taluka Revenue office under Matriz Nos. 206 and 207 and surveyed in the old survey under old cadastral survey No. 416.



The Said Plot 'A' is bounded as under :-

On the East : By the same bigger property bearing

Survey No. 88/1 of Bicholim.

On the West : By Road;

On the North: By proposed 8 mtrs. wide road, and;

On the South: By plot 'B'

....30/-

:30:

The said Plot B is bounded as under:

On the East : By the part of the same bigger
property bearing Survey No. 88/1
of Bicholim and partly by plot 'C'

On the West : By Road;

On the North : By plot 'A'



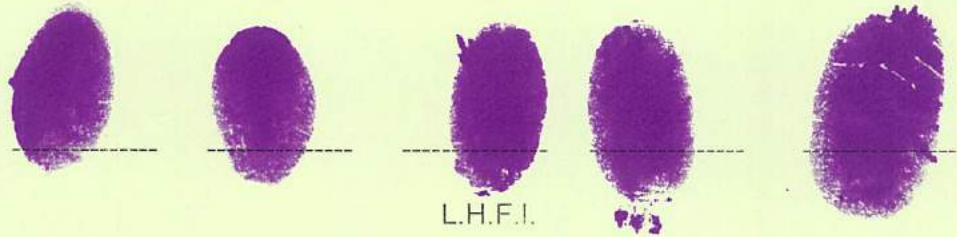
On the South : By plot 'C' and partly by the
property bearing Survey No. 91 of
Village Bicholim;

IN WITNESS WHEREOF the parties hereto have set their hands
on the day, month and the year hereinabove mentioned.

....31/-

Two handwritten signatures in blue ink. The first signature is on the left, and the second is on the right, both appearing to be in cursive script.

SIGNED AND DELIVERED by the within }
named Shri VAIKUNT SHRIPAD NAIK, }
the VENDOR No. 1 for self }
and as attorney of VENDORS }
No. 2 to 15. }



L.H.F.I.



R.H.F.I.

:32:

SIGNED AND DELIVERED by within }
named Shri VALLABH SHIVRAM }
SALKAR, proprietor of M/s. Salkar }
Constructions, the Purchaser }



For Salkar Constructions
Proprietor
(Vallabh S. Salkar)



L.H.F.I.



R.H.F.I.

IN THE PRESENCE OF WITNESSES:

1. Nimbalkar [Nikhar D. Jambalkar]

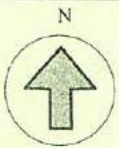
2. [Signature] [Rajendra V. Patil]

[Signature] [Signature]



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 PANAJI - GOA

Inward No:10192



Plan Showing plots situated at
 Village : BICHOLIM
 Taluka : BICHOLIM
 Survey No./Subdivision No. : 92/ 13
 Scale : 1 :500



For Salkar Constructions
 Proprietor
 (Vallabh S. Salkar)

Manoj Naik
 Generated By : Manoj Naik
 On : 27-04-2015

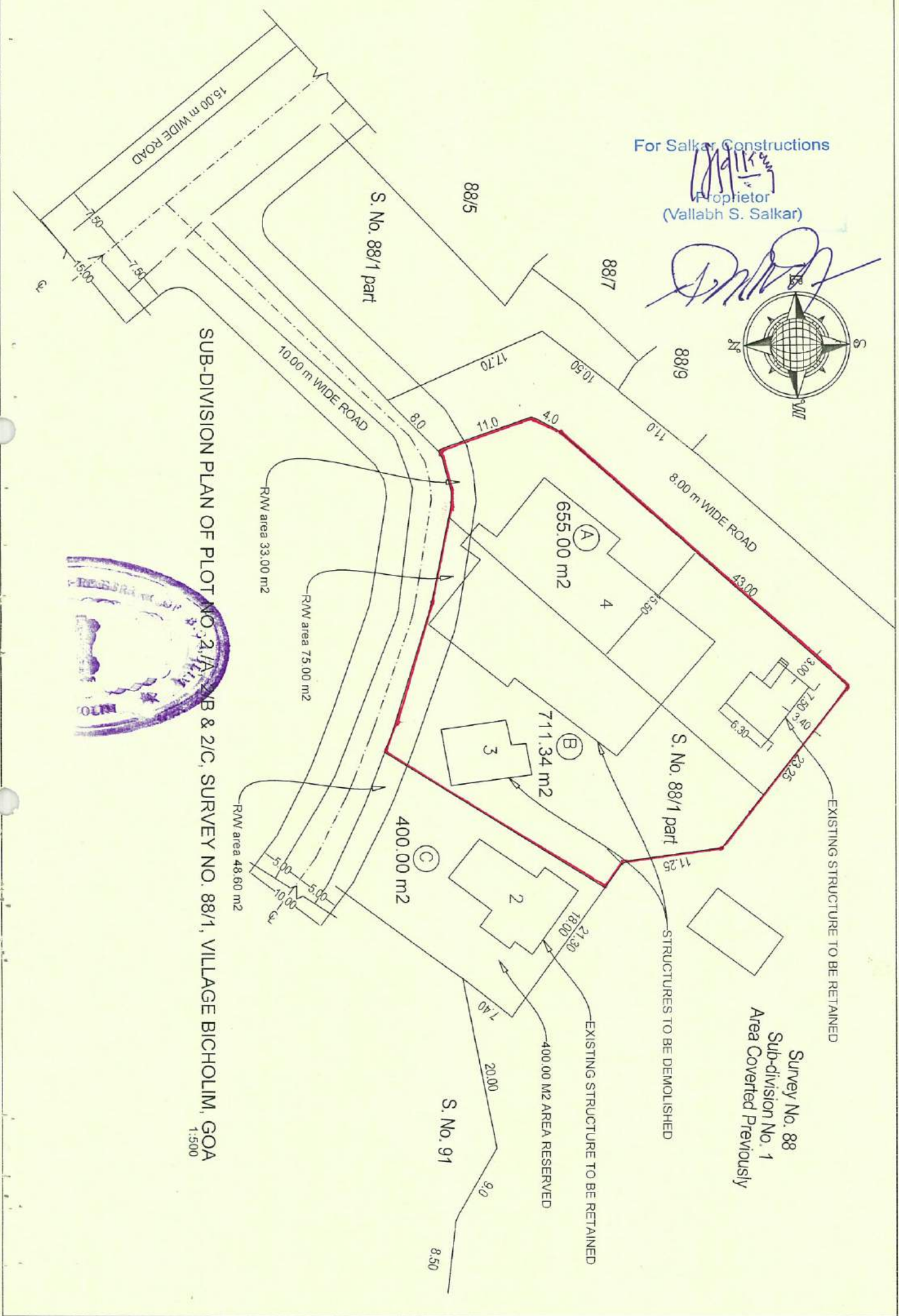
Pratima Kar
 27/4/15
 Compared By: *Pratima Kar*

For Salkar Constructions

Proprietor
(Vallabh S. Salkar)



SUB-DIVISION PLAN OF PLOT NO. 2/A, 2/B & 2/C, SURVEY NO. 88/1, VILLAGE BICHOLIM, GOA
1:500



Survey No. 88
Sub-division No. 1
Area Covered Previously

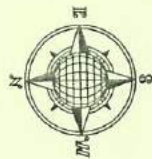
EXISTING STRUCTURE TO BE RETAINED

STRUCTURES TO BE DEMOLISHED

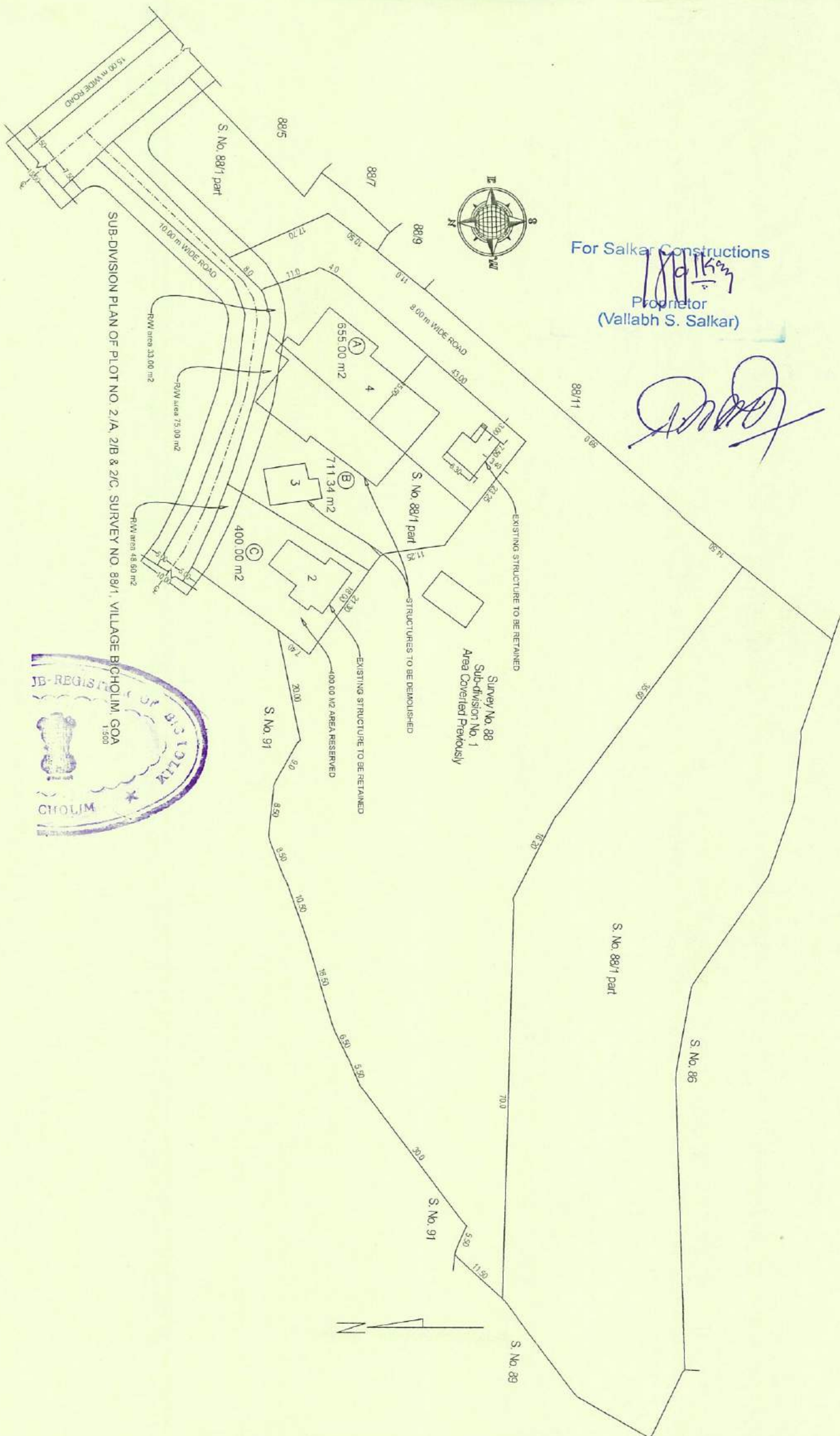
EXISTING STRUCTURE TO BE RETAINED

400.00 M2 AREA RESERVED

For Salkar Constructions
Proprietor
(Vallabh S. Salkar)



SUB-DIVISION PLAN OF PLOT NO. 2/A, 2/B & 2/C, SURVEY NO. 89/1, VILLAGE BICHOLIM

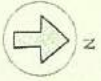




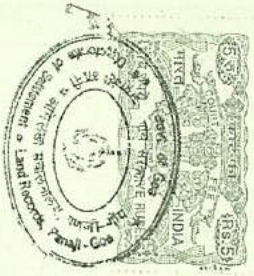
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GO A

Inward No:- 9532

Plan Showing plots situated at
Village : BICHOLIM
Taluka : BICHOLIM
Survey No./Subdivision No. : 88 / 1
Scale : 1:500



P. Bantua
Shri. Panaji P. Bantua
Inspector of Survey &
Land Records



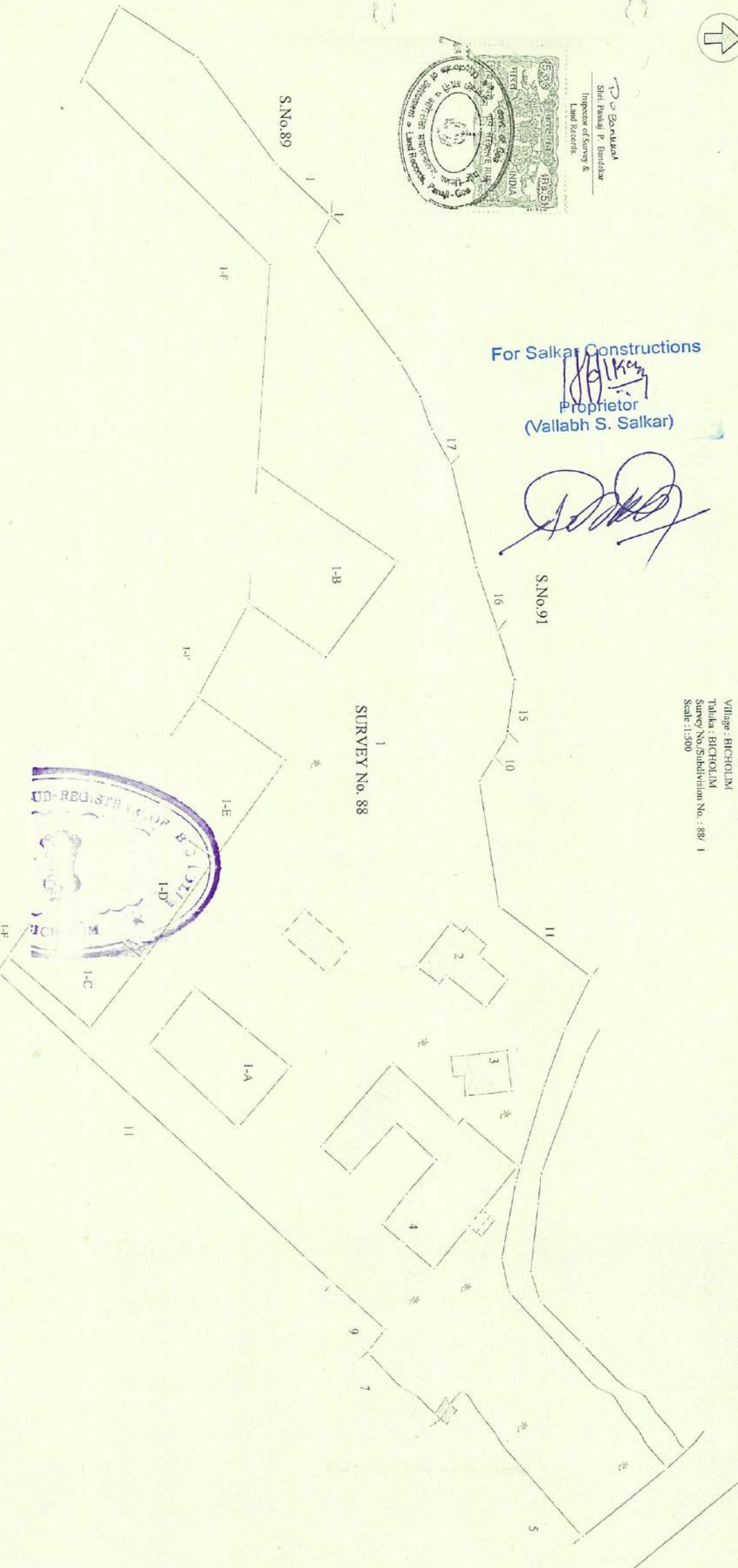
For Salkar Constructions
Salkar
Proprietor
(Vallabh S. Salkar)

[Signature]

S.No.91

S.No.89

SURVEY No. 88



Generated By: Manoj D. Naik (D/Msa Gr.I)
On: 13-07-2016

Completed By: Binodhar C. Dinkhshkar (D/Msa Gr.I)

TRUE COPY
ATTESTED BY

TRUE COPY
ATTESTED BY

₹. 500

FIVE HUNDRED
RUPEES



सत्यमेव जयते

पाँचसौ रुपये

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Serial No. 324

Value and Situations, Date 18/06/15

212190

Value of Stamp Rs. 500

Name of the Purchaser

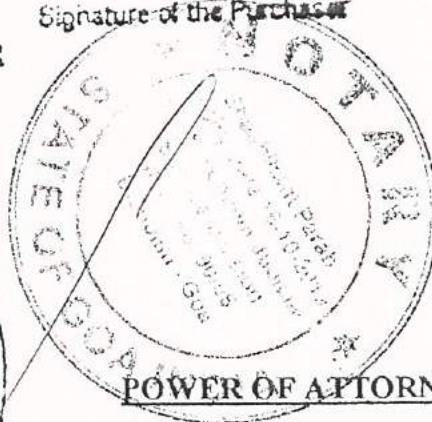
residing at

Vaikunth S. Naik

MS

Signature of the Vendor
RAMDEV R. SALGAOKAR

Signature of the Purchaser



KNOW ALL YE MEN BY THESE PRESENTS that We, (1) Mrs. SUVARNA alias SNEHA VAIKUNTH NAIK alias SNEHA UDAY MAHATME, daughter of Shri Vaikunth alias Satchit Sripad Naik, aged 42 Years, Divorcee, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa; (2) Shri PRAKASH alias PARKASH SRIPAD NAIK, son of Late Sripad Voicunta Naik, aged 72 Years, landlord, Indian National, residing at

[Handwritten signature]

[Handwritten signature]

[Handwritten initials]
M.C.N

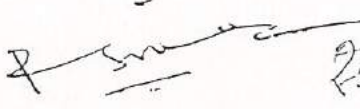
[Handwritten signature]
Mahatme


[Handwritten signature]

[Large handwritten signature]

Ravalnath Sadan, Antil Peth, Bicholim, Goa; (3) Smt. SANDHYA PRAKASH NAIK, wife of Prakash Sripad Naique, aged 65 years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim - Goa; (4) Shri GOPAL SRIPAD NAIK, son of Late Sripad Voicunta Naik, aged 63 Years, landlord, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa; (5) Smt. MEETA GOPAL NAIK, wife of Gopal Sripad Naique, aged 54 years, house wife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, do hereby appoint, nominate, constitute, authorise and empower our father/brother/brother-in-law, Shri VAIKUNTH alias SATCHIT SRIPAD NAIK, son of Late Sripad Voicunta Naik, aged 80 Years, widower, landlord, Indian National, residing at Antil Peth Bicholim, Goa, who have signed below in token of acceptance, as our true and lawful attorney, to do the following acts, deeds and things:-

1. To sell all our share, right & interest in all our ancestral properties or in any property and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof by our said attorney and to issue the necessary receipt in token of acceptance of sale consideration.
2. To appear and/or to represent us before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the documents such as Agreement for Sale, Agreement for Development/ Construction, Lease Agreement or any other agreements, Deed of Sale, Deed of Rectification, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of any of property or properties or premises/houses/structures in which we have a right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as we could do the same ourselves personally.
3. To appear for and represent us before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, Bicholim Municipal Council, i.e. local self body, Department of Electricity,


28.4.2024
Mahatme


M.G.N.





Department of Water Works, P.W.D., Office of Directorate of Settlement and Land Records, P.D.A. i.e. Department of Settlement & Land Records, Health Department, Sales Tax Department, and in all other Government or Semi-Government Offices and Departments, and to sign, execute and file all types of applications/forms/documents on our behalf, for the purpose of obtaining all types of permissions/ licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of our said attorney or in our names as desired by our said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in any property or properties/plots/premises or in any part thereof belonging to us.

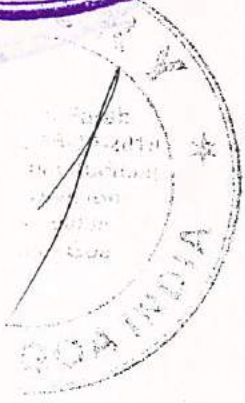
4. To apply for, obtain and renew all licenses, permissions, approvals, NOC, etc. from the said concerned Government Departments, local self body, Semi-Government Department, etc. such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A., Department of Forest, P.W.D., Department of Electricity, Department of Water Works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in any property or properties/plots as deemed fit and proper by our said attorney.
5. To appear and represent us before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land Records i.e. Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of any property or properties/plots belonging to us and in that regard, to sign and execute all applications/forms/ declarations, affidavits, declaration, to receive notices in our names, to file replies, etc. and to do all

Wahatme २७.१.१९७४

Sd/-
M.C.N.

[Handwritten signature]


[Handwritten signature]



the acts, deeds and things to get the same completed in all respects as we could do the same personally ourselves.

6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in any property or properties/plots.
7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statement of facts, to proceed with or oppose arbitration proceedings and to apply for Judgement on award or to set aside the award.
8. To issue NOC/Consent on our behalf and in our names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchasers of the premises in the building projects constructed in any property/plot/premises and for that purpose to sign the necessary documents, applications, agreements, affidavits, declarations on our behalf and in our names so as to enable the prospective Purchasers of the premises in the building projects constructed in any property/plot to get sanction the loan from the concerned Bank or Banks or any Financial Institution against the premises agreed to be purchased by them from the building projects constructed in any property/plot.
9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning, P.D.A., Department of Forest, Bicholim Municipal Council i.e. local self body for obtaining any licence, permission or consent, etc. required by law in connection with the developmental activities to be proceeded with in any property or properties/plots.

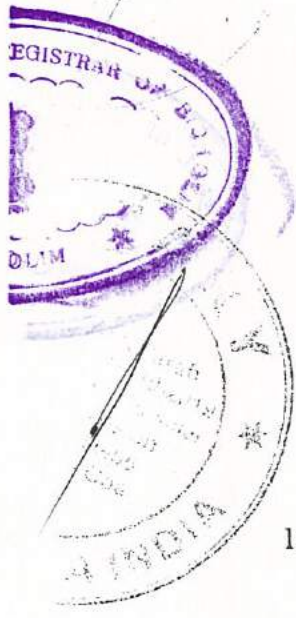

Mohatme J. H. [Signature]


M.C.N.





10. To receive and recover any amount/debt due and payable by any person or persons in respect of the property/plot or in respect of premises constructed therein and on receipt of any money whatever due and payable to us, to give proper receipts and discharges for the same and on non-payment thereof, to file suits or any other proceedings for recovery and compelling payments thereof.
11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in any property/plot by our said attorney and to issue receipts in token of the said amount.
12. To appear and represent us in all the Courts Civil, Criminal, or Revenue, Original, Revisional, appellate or any other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal, revision in any Courts and also to depose on oath on our behalf and further more to represent us in any of the cases filed by us and/or to be filed or being filed by any other person or persons against us in any of the Courts in India in respect of any property/properties/plot or premises existing therein, and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on our behalf.
13. To receive compensation from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from any property/plot and to sign necessary receipt on our behalf in token of acceptance of the said compensation.
14. To settle, compromise or compound, any debts or claims whether in our favour or against us in respect of any property/plot/premises.



isbahatme २४.५.२०१५

[Handwritten signature]

Sd/
M.G.N.

[Handwritten signature]



15. To appoint and engage on our behalf the pleaders, Advocates, etc. and to sign the Wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.

16. To compromise, to compound or to withdraw the cases which are being filed or to be filed in our names in any of the Courts in respect of any property/plot/premises in which we have an interest/right.

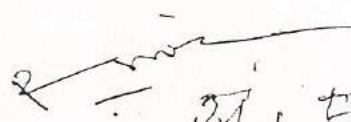
17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of any property/plot/premises in which we have an interest/right.

18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.




19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on our behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in any property or properties/plots, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by our said attorney.

20. To fell and transport trees from any property or properties/plots and for that purpose to appear and represent us in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on our behalf and in our names to obtain the licenses/passes to fell and transporting the trees from any property or properties/plots.


Wakalatnama




M.G.N.



21. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in respect of any property/properties/plot or any premises existing therein and further to process/follow-up the matter with said departments.

22. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on our behalf in respect of the construction and/or development activities to be taken up in any property or properties/plots in which we have an interest/right.

23. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitute limited to any one or more purpose or purposes as our said attorney shall from time to time desires in that behalf.

24. AND GENERALLY to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever deemed fit and proper by our said power of attorney as required to do, execute and perform in relation to the developmental activities to go on in any property or properties/plots or to carry on with the affairs ancillary or incidental thereto as fully and effectually as we, ourselves could do the same if we were to personally handle the same.

25. AND we do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafidate done by our attorney which shall be constituted as an acts, deeds and things done by us in all intents and purposes as if we were personally present to do so.

27. 12/1/17

Wahabine



80
M.G.V.



IN WITNESS WHEREOF We have signed and executed this Power of Attorney at Bicholim, Goa, on this 19th day of June, 2015.

NOTARY
BICHOLIM
GOA

EXECUTANTS

NOTARY
SHASHIKANTI BICHOLIM
Bicholim, Goa
STATE OF GOA



*Smt. SUVARNA
alias SNEHA
VAIKUNTH
NAIK alias
SNEHA UDAY
MAHATME*

NOTARY
SHASHIKANTI BICHOLIM
Bicholim, Goa
STATE OF GOA (INDIA)

Smt. SUVARNA alias SNEHA VAIKUNTH
NAIK alias SNEHA UDAY MAHATME)



(Shri PRAKASH alias PARKASH
SRIPAD NAIK)

NOTARY
SHASHIKANTI BICHOLIM
Bicholim, Goa
STATE OF GOA



3. *Smt. Sandhya Prakash Naik*
(Smt. SANDHYA PRAKASH NAIK)

REGISTRAR
BICHOLIM
INDIA

[Signature]

BEFORE ME
S. A. PARAB
B.A.L.L.H
Advocate & Notary Public
Bicholim - Goa.



(Shri GOPAL SRIPAD NAIK)



5. (Smt. MEETA GOPAL NAIK)



I Accept:



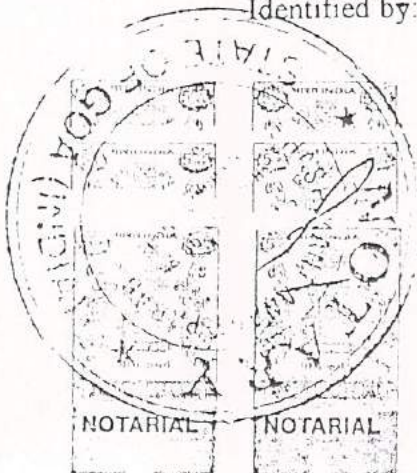
(Shri VAIKUNTH alias SATCHIT SRIPAD NAIK)

Explainment in Kanha

Identified by:

[Handwritten signature]

[Rajendra V. Pedewot]



EXECUTED
BEFORE ME *[Signature]*
Bicholim, Goa on *19th June, 2025.*

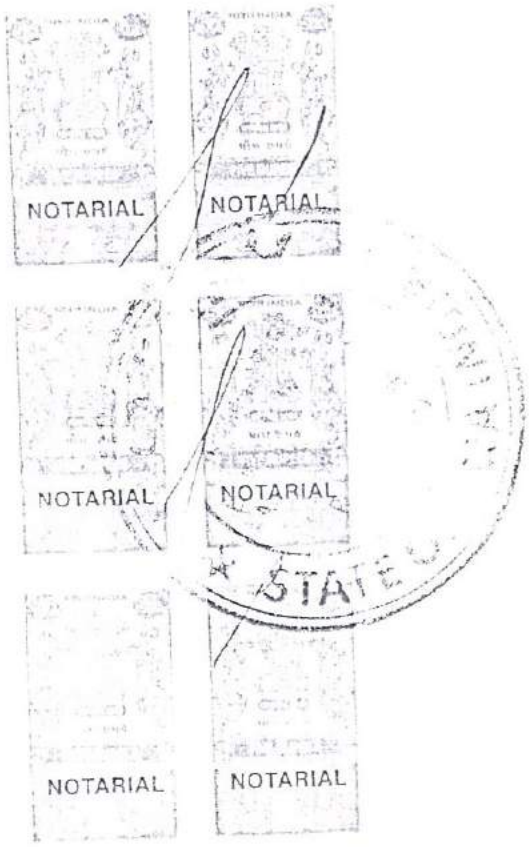
[Handwritten signature]

5. A. Parab, Noary Public
B.A. LL.B
Reg. No.: 90/96 Reg. No., 12123.

Notary fees Rs. 30/-

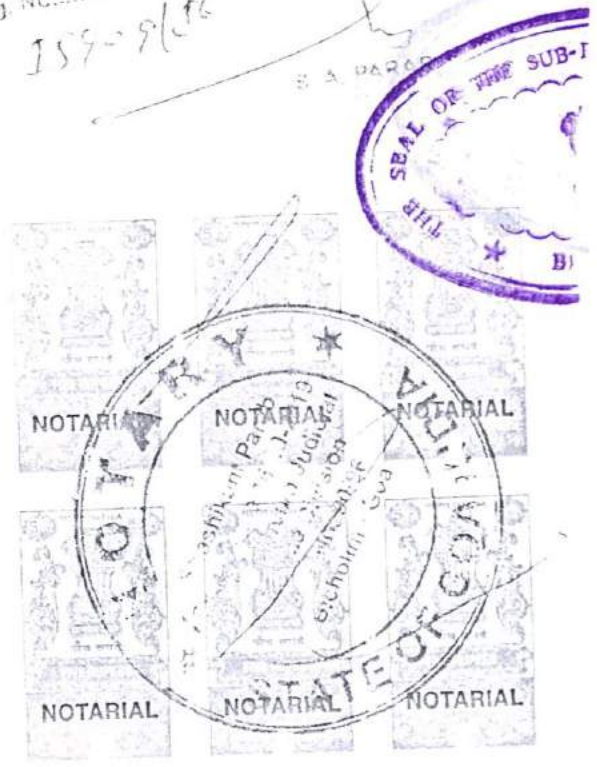
Party of
Office the 31st
Reg. No. 24498/15

Dec. 30/15
15. 40/15
S A P A B



[Handwritten signature]

Certified to be a true copy of the original
which I have returned to the
Party of
Office the day of Oct. 30/15
Reg. No. 159-9/15





गोवा GOA

Serial No. 310 Place of Vendor: Goa 1/10/16
 value of Stamp Paper: 500/-
 Name of the user: Ashwini Saiprasad Naik
 Residence: Bicholim-9 Name of Father: _____
 Purpose: _____ Transacting Parties: _____

263320



Signature of Stamp Vendor: _____
 Name: _____
 License No. AS STR/ENT/47/99

Signature: _____



GENERAL POWER OF ATTORNEY


KNOWN BY ALL MEN BY THESE PRESENTS That I, Smt. ASHWINI SAIPRASAD NAIK, W/o, Shri. Saiprasad Bramhanand Naik, daughter of Sitacanta Srinivassa Naik, aged 34 years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, do hereby appoint, constitute and nominate, authorize and empower my Uncle **Shri. VAIKUNTH** alias **SATCHIT SRIPAD NAIK**, son of late Sripad Voicunta Naik, aged

Naik

 1

(Signature)


(Signature)



80 years, widower, landlord, Indian National, residing at Antil Peth , Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful **ATTORNEY** for me on my behalf, to do and perform following acts, deeds and things:-

WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.


AND WHEREAS, I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my uncle, as my Attorney for performing the following acts, Deeds and things:-

- 
1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.
 2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.




naik







3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.

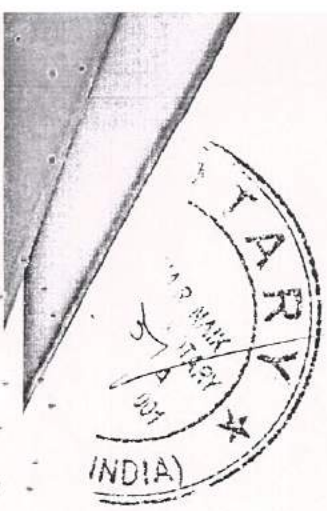


4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.




main





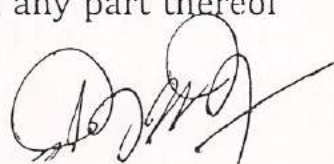
5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration, to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.



6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.

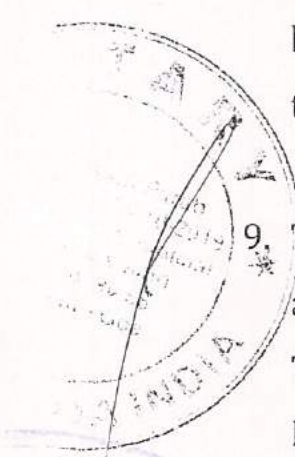
7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.

8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof






and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.

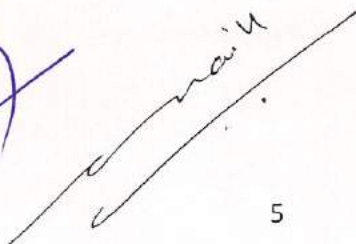
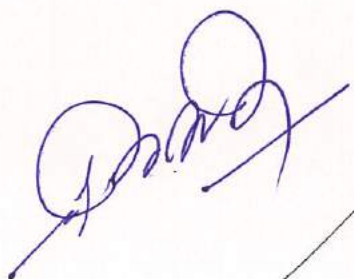



9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning , P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.





10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, to give proper receipts and discharges for the same and on non-payment thereof, to file suits or any other proceedings for recovery and compelling payments thereof.

11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.





12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.




13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.

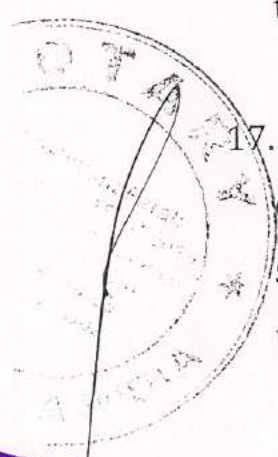
14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.

15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.






16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.



17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.



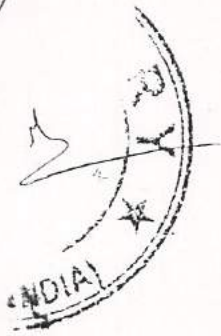
18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.

19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

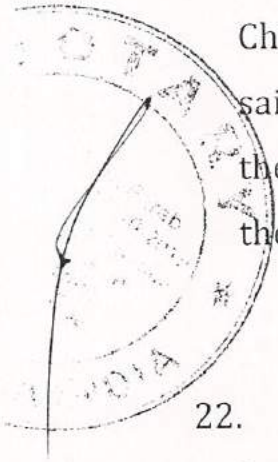
20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the



licenses/passes to fell and transporting the trees said properties or any part thereof.



21. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in respect of said properties or said premises/structures/houses existing therein or any part thereof and further to process/follow-up the matter with said departments.



22. To swear the necessary affidavits, declarations, N.O.C before the Notary Public and/or the competent Authority, on my behalf in respect of the construction and/or development activities to be taken up in said properties or any part thereof in which I have an interest/right.



23. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitute limited to any one or more purpose or purposes as my said attorney shall from time to time desires in that behalf.

24. **AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever deemed fit and proper by my said power of attorney as required to do, execute and perform in relation to the developmental activities to go in said properties or any part thereof or to carry on with the affairs ancillary or incidental thereto as fully and effectually as I, myself could do the same if I were to personally handle the same.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke.

A handwritten signature in blue ink, similar to the one on the left, with the word 'main' written above it in a cursive script.



25. AND I do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafide done by my attorney which shall be constituted as an acts, deeds and things done by me in all intents and purposes as if I was personally present to do so.

IN WITNESS WHEREOF we have signs and executed this Power of Attorney at Panaji-Goa, on this 01st October 2016.



EXECUTANT

(Smt. ASHWINI SAIPRASAD NAIK)



Identified by me: As per the Driving licence bearing No: GA0410-2007-0002451.

I ACCEPT

(Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK)



Identified by me: As per the voting Card bearing No. 298125606.

WITNESS:

[Signature]
Mr. Saiprasad B. Naik
No. Bicholim - Goa

[Signature]



[Signature]
EXECUTED BEFORE ME
WHICH I ATTEST

[Signature] 01/10/2016
HARSHA R. NAIK
ADVOCATE & NOTARY
STATE OF GOA
PANAJI-GOA.403001
Reg. No. 217
Exp. Date 29/01/2020
Serial No. 443/2016

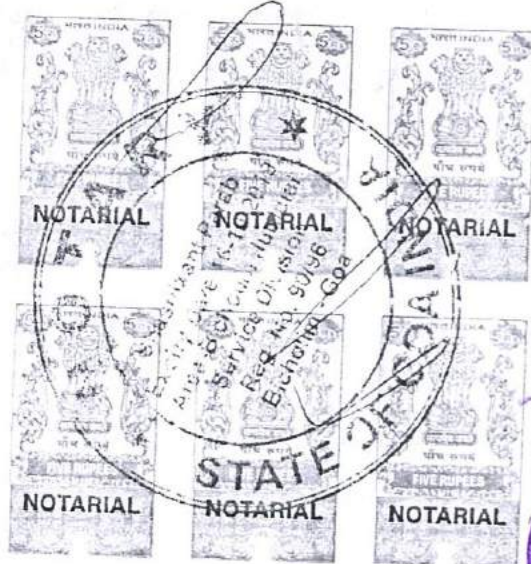
Certified to be a true copy of the original
which I have inspected and returned to the
Party concerned.

Office of the Notary Public at Richmond Bazar on
the 8th day of July 1916.

Reg. No. 15910/16

The Notary


S. A. PARAR



TRUE COPY
TESTED BY

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Serial No. 314 Date of Vendor P. 7/10/16
Value of the Property Reg L
Name of Purchaser Dr. Gauri Santosh Bhat
Residence Caranzalem Name of Farmer ---
Purpose --- Transaction Parties

263317




Sign of State Vendor
Mandate
License No. A/C/S/1/47/199



GENERAL POWER OF ATTORNEY


KNOWN BY ALL MEN BY THESE PRESENTS That I, Dr. GAURI SANTOSH BHAT, W/o, Shri. Santosh Damodar Bhat, daughter of Late Subray alias Bramhanand Naique, aged 42 years, married, Vocal Artist, Indian National, residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa, do hereby appoint, constitute and nominate, authorize and empower my Uncle Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK, son of late Sripad Voicunta Naik,



aged 80 years, widower, landlord, Indian National, residing at Antil Peth , Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful **ATTORNEY** for me on my behalf, to do and perform following acts, deeds and things:-

WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.

AND WHEREAS , I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my brother in- law, as my Attorney for performing the following acts, Deeds and things:-



1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.

2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.


2

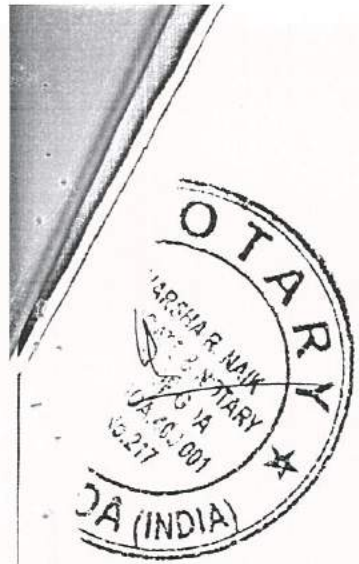


3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.

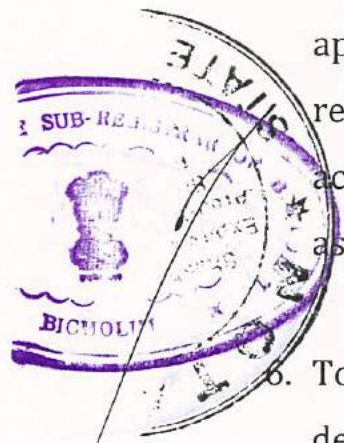
4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.

Phot




5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration, to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.




6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.
7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.
8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof



and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.

9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning , P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.



10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, to give proper receipts and discharges for the same and on non-payment thereof, to file suits or any other proceedings for recovery and compelling payments thereof.


11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.

12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any

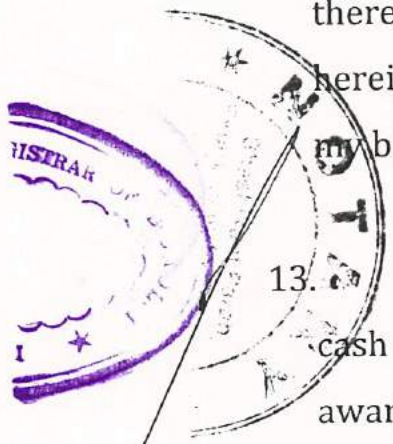


5





other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.



13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.

14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.

15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.

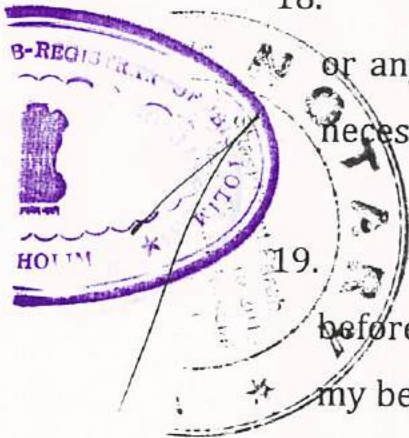




16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.



19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the

licenses/passes to fell and transporting the trees said properties or any part thereof.

21. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in respect of said properties or said premises/structures/houses existing therein or any part thereof and further to process/follow-up the matter with said departments.

22. To swear the necessary affidavits, declarations, N.O.C before the Notary Public and/or the competent Authority, on my behalf in respect of the construction and/or development activities to be taken up in said properties or any part thereof in which I have an interest/right.

23. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitute limited to any one or more purpose or purposes as my said attorney shall from time to time desires in that behalf.

24. **AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever deemed fit and proper by my said power of attorney as required to do, execute and perform in relation to the developmental activities to go in said properties or any part thereof or to carry on with the affairs ancillary or incidental thereto as fully and effectually as I, myself could do the same if I were to personally handle the same.



25. AND I do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafidade done by my attorney which shall be constituted as an acts, deeds and things done by me in all intents and purposes as if I was personally present to do so.

IN WITNESS WHEREOF we have signs and executed this Power of Attorney at Panaji-Goa, on this 01st October 2016.

EXECUTANT

Bhat
(Dr. GAURI SANTOSH BHAT)

Identified by me: Bhat for the vehicle card bearing no CC&2C33196



I ACCEPT

[Signature]
(Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK)

Identified by me: Bhat for the vehicle card bearing no: LG&1225606.



WITNESS:

[Signature]
... Mr. Santosh D. Bhat
r/o. Caranzalem - Goa



[Signature]
EXECUTED BEFORE ME
WHICH I ATTEST

[Signature] 01/10/2016
HARSHA R. NAIK
ADVOCATE & NOTARY
STATE OF GOA
PANAJI-GOA.403001
Reg. No.217
Exo. Date 29/01/2020
Serial No: 138/2016



गोवा GOA

Serial No. 313 Date of Vendor, Pa. 11/10/16
 Name of Vendor Shanta & Indira B. Naik
 Name of Father Belalhu
 Transacting Parties

263316

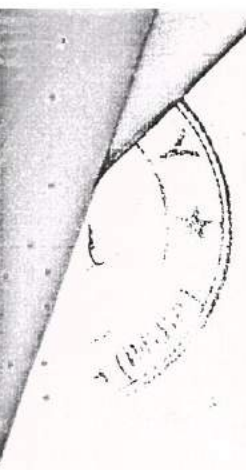


L
 Name Vendor
 Signature S.B.N.
 Stamp of Vendor
 No. 511746 N/747193

GENERAL POWER OF ATTORNEY

KNOWN BY ALL MEN BY THESE PRESENTS That I, Smt. SHANTA alias INDIRA BRAMHANAND NAIK, W/o, late Bramhanand alias Subraia Sirpad Naique, daughter of Zaba Sakhardande, aged 74 years, Land lady, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, do hereby appoint, constitute and nominate, authorize and empower our brother-in-law Shri. VAIKUNTH alias SATCHIT


S. B. N.



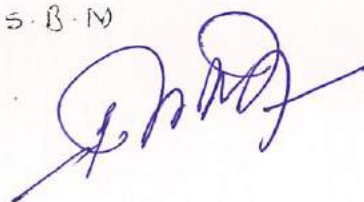
SRIPAD NAIK, son of late Sripad Voicunta Naik, aged 80 years, widower, landlord, Indian National, residing at Antil Peth, Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful **ATTORNEY** for me on my behalf, to do and perform following acts, deeds and things:-

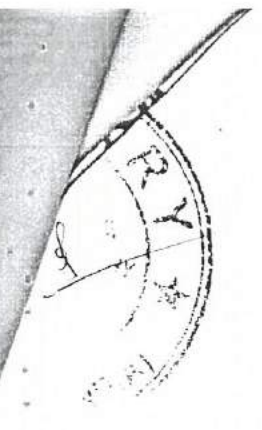
WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.

AND WHEREAS , I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my brother in- law, as my Attorney for performing the following acts, Deeds and things:-


- 
1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.
 2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.

S. B. M





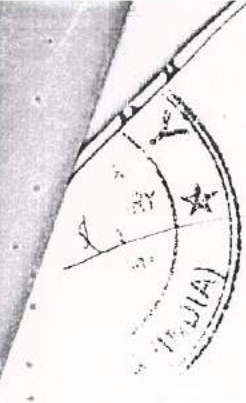
3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.




4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.

5.13.22





5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration, to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.




6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.

7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.

8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof



and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.



9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning , P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.


10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, to give proper receipts and discharges for the same and on non-payment thereof, to file suits or any other proceedings for recovery and compelling payments thereof.

11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.


12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any

S B Y



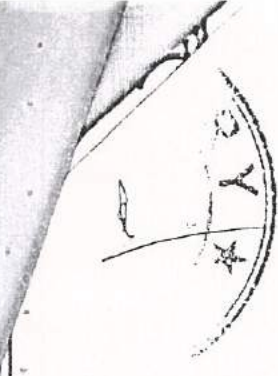


other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.

- 
13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.
 14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.
 15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.

S. S. M






16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.

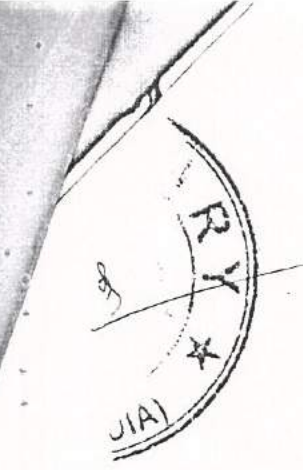


19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the

S.B-14

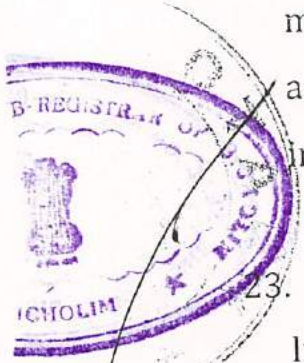




licenses/passes to fell and transporting the trees said properties or any part thereof.

21. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in respect of said properties or said premises/structures/houses existing therein or any part thereof and further to process/follow-up the matter with said departments.

22. To swear the necessary affidavits, declarations, N.O.C before the Notary Public and/or the competent Authority, on my behalf in respect of the construction and/or development activities to be taken up in said properties or any part thereof in which I have an interest/right.



23. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitute limited to any one or more purpose or purposes as my said attorney shall from time to time desires in that behalf.

24. **AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever deemed fit and proper by my said power of attorney as required to do, execute and perform in relation to the developmental activities to go in said properties or any part thereof or to carry on with the affairs ancillary or incidental thereto as fully and effectually as I, myself could do the same if I were to personally handle the same.

S. B. M



25. AND I do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafide done by my attorney which shall be constituted as an acts, deeds and things done by me in all intents and purposes as if I was personally present to do so.

IN WITNESS WHEREOF we have signs and executed this Power of Attorney at Panaji-Goa, on this 01st October 2016.

EXECUTANT

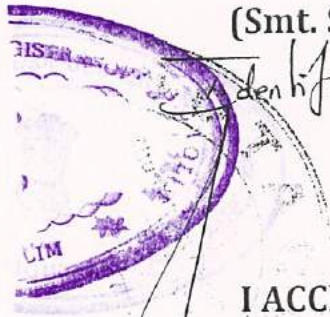
S. B. NAIK

S. B. NAIK



(Smt. SHANTA alias INDIRA BRAMHANAND NAIK)

Identified by me: As per the voting card - bearing No: GA/01/015/054386.



I ACCEPT

[Signature]

(Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK)

Identified by me: As per the voting card bearing No: LG & 1225606.



WITNESS:

Mr. Saiprasad Bramhanand Naik
No. Bicholim - Goa.

[Signature]

EXECUTED BEFORE ME
WHICH I ATTEST

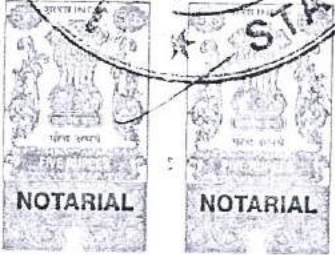
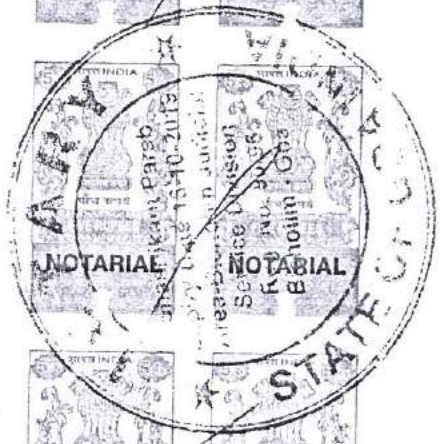


[Signature] 01/10/2016
HARSHA R. NAIK
ADVOCATE & NOTARY
STATE OF GOA
PANAJI-GOIA.403001
REG. No. 217
EXP. Date 29/01/2028
Serial No: 436/2016

Certified to be a true copy of the original
which I have examined and returned to the
Party concerned.
Office of the Notary Public for the State of Gujarat
the... 5th day of Oct. 2016
Reg. No. 15913/90 Notarial Stamp. Fees Rs. 200/-
The Notary

15913/90

S. A. PARAB





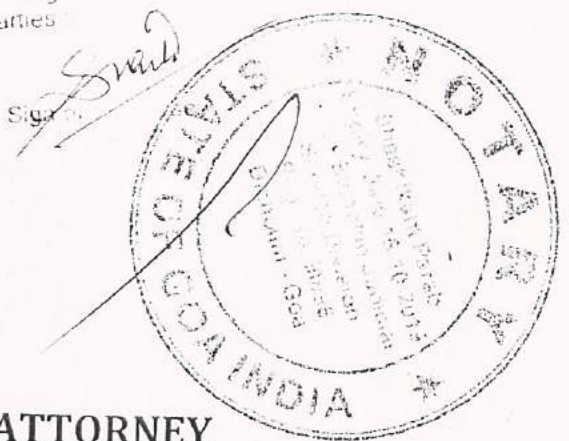
गोवा GOA

Serial No. 3/6 Place of Verification 11/10/16
 Value of Stamp 500/-
 Name of Publisher Suresh B. Naik
 Residence Buleha Name of Firm
 Purpose _____ Transacting Parties

263319



Sign of Stamp Holder
 Mangala M. K. [Signature]
 License No. AUSTP/VEN/747/99

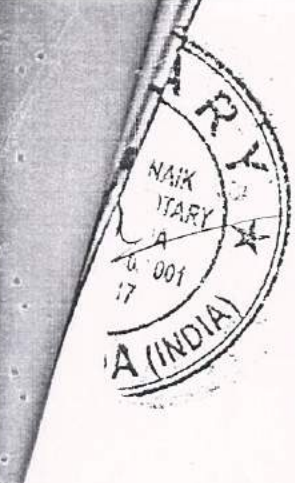


GENERAL POWER OF ATTORNEY


KNOWN BY ALL MEN BY THESE PRESENTS That I, Shri. SAIPRASAD BRAMHANAND NAIK alias VISHWESH SUBRAY alias BRAMHANAND NAIQUE, S/o, late Subray alias Bramhanand Naique, aged 39 years, married, Civil Engineer, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, do hereby appoint, constitute and nominate, authorize and empower my Uncle Shri. VAIKUNTH alias SATCHIT SRIPAD

[Signature]

[Signature]




NAIK, son of late Sripad Voicunta Naik, aged 80 years, widower, landlord, Indian National, residing at Antil Peth, Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful ATTORNEY for me on my behalf, to do and perform following acts, deeds and things:-




WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.


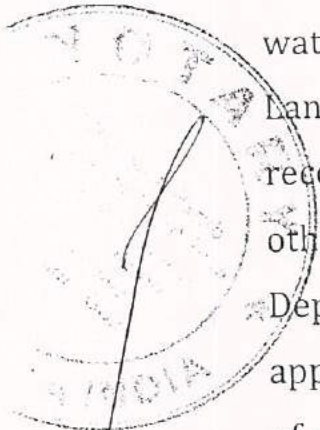
AND WHEREAS, I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my brother in-law, as my Attorney for performing the following acts, Deeds and things:-

- 
1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.
 2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.

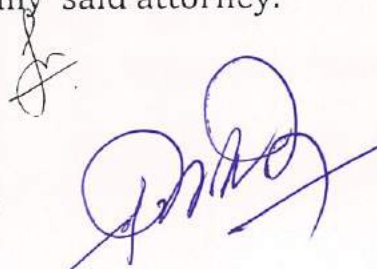





3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.




4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.





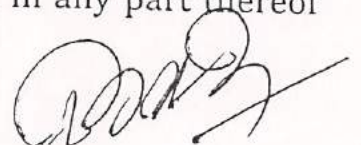
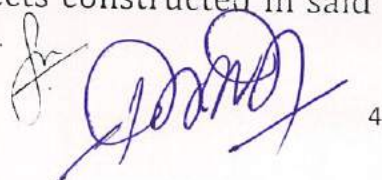
5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration , to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.



6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.

7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.

8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof





and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.






9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning , P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.



10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, to give proper receipts and discharges for the same and on non-payment thereof, to file suits or any other proceedings for recovery and compelling payments thereof.

11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.



12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.

13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.

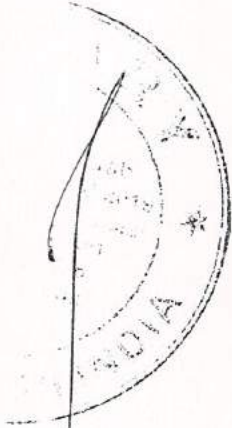
14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.

15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.





16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.



17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.



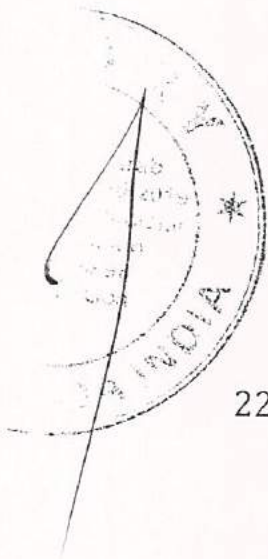
19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the



licenses/passes to fell and transporting the trees said properties or any part thereof.

21. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in respect of said properties or said premises/structures/houses existing therein or any part thereof and further to process/follow-up the matter with said departments.



22. To swear the necessary affidavits, declarations, N.O.C before the Notary Public and/or the competent Authority, on my behalf in respect of the construction and/or development activities to be taken up in said properties or any part thereof in which I have an interest/right.



23. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitute limited to any one or more purpose or purposes as my said attorney shall from time to time desires in that behalf.

24. **AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever deemed fit and proper by my said power of attorney as required to do, execute and perform in relation to the developmental activities to go in said properties or any part thereof or to carry on with the affairs ancillary or incidental thereto as fully and effectually as I, myself could do the same if I were to personally handle the same.

Handwritten signature and a circular stamp with the word "GOA" visible.

25. AND I do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafide done by my attorney which shall be constituted as an acts, deeds and things done by me in all intents and purposes as if I was personally present to do so.

IN WITNESS WHEREOF we have signs and executed this Power of Attorney at Panaji-Goa, on this 01st October 2016.

EXECUTANT

Handwritten signature of the executant.



(SHRI. SAIPRASAD BRAMHANAND NAIK
alias VISHWESH SUBRAY
alias
BRAMHANAND NAIQUE)



Identified by me: As per the voting card bearing - No. LGQ 0405829.

I ACCEPT

Handwritten signature of the acceptor.

(Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK)

Identified by me: As per the voting card bearing - No: LGQ1225 606.



WITNESS:

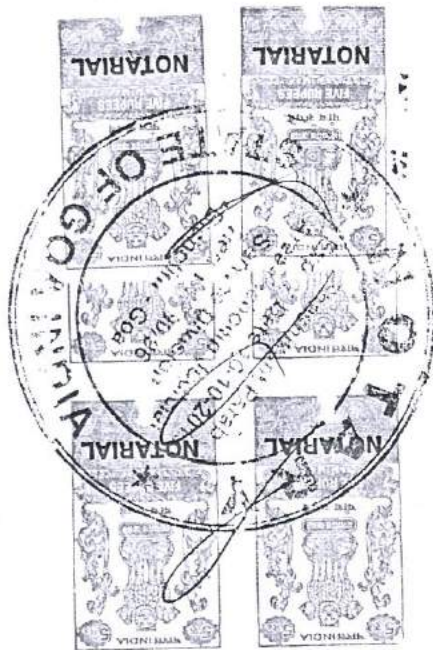
S. B. Naik
Smt. Shantia @ Indira Bramhanand Naik
r/o Archolim - Goa.

Handwritten signature of the witness.

EXECUTED BEFORE ME.
WHICH I ATTEST



01/10/2016
HARSHA R. NAIK
ADVOCATE & NOTARY
STATE OF GOA
PANAJI-GOIA.403601
R.P.B. No.217
Exp. Date 29/01/2020
No. B7/2016



3. A page 39

Certified to be a true copy of the original
which I have indicated and returned to the
Party concerned.
Office of the Notary Public
at Khartoum, Sudan
the 20th day of October 1958
Notary Public
Alfred Govil
Reg. No. 15908/1958



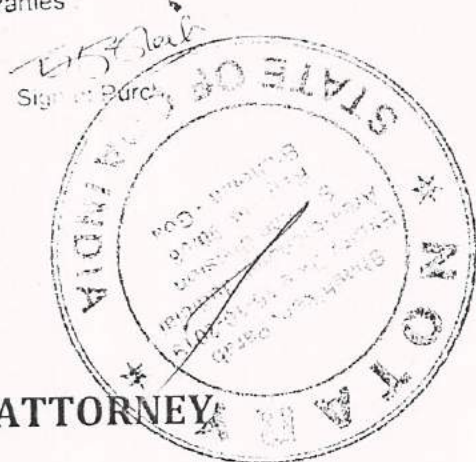
गोवा GOA

Serial No. 315 Place of Vendor, Firm or Date 11/10/16
 Value of Stamp Paper Santosh to Santosh Kumar
 Name of Purchaser Santosh
 Residence Caranzalem Name of Father _____
 Purpose _____ Transacting Parties

263318



Signature of Vendor _____
 Mandated by Santosh Kumar
 PANAJI, GOA/STP/MLN/747/99



GENERAL POWER OF ATTORNEY

KNOWN BY ALL MEN BY THESE PRESENTS That I, Shri. SANTOSH alias SANTOSHKUMAR DAMODAR BHAT, S/o, Shri. Damodar Bhat, aged 47 years, married, Occupation-Business, Indian National, residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa, do hereby appoint, constitute and nominate, authorize and empower my Uncle Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK, son of late Sripad Voicunta Naik, aged 80

Santosh Kumar 1



years, widower, landlord, Indian National, residing at Antil Peth, Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful **ATTORNEY** for me on my behalf, to do and perform following acts, deeds and things:-

WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.

AND WHEREAS, I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my uncle, as my Attorney for performing the following acts, Deeds and things:-



1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.
2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.




3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.

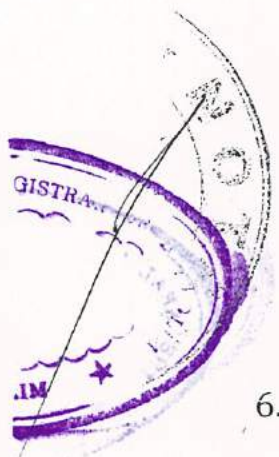


4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.

Att. Lab



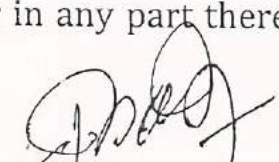
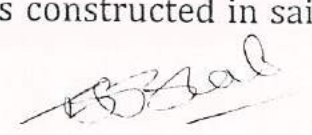
5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration, to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.



6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.

7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.

8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof





and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.

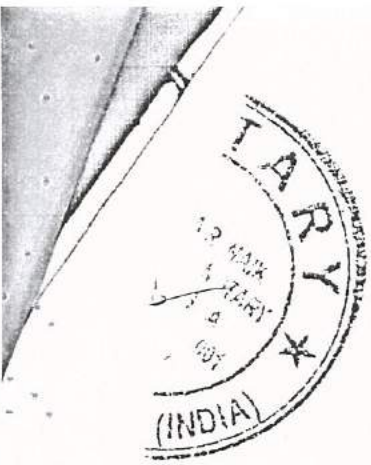


9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning , P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.

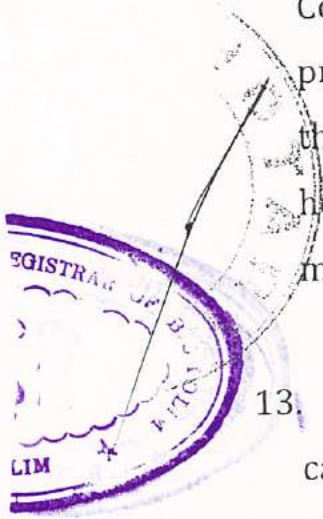
10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, to give proper receipts and discharges for the same and on non-payment thereof, to file suits or any other proceedings for recovery and compelling payments thereof.

11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.

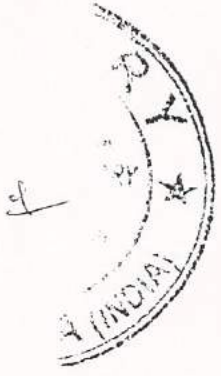
12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any



other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.

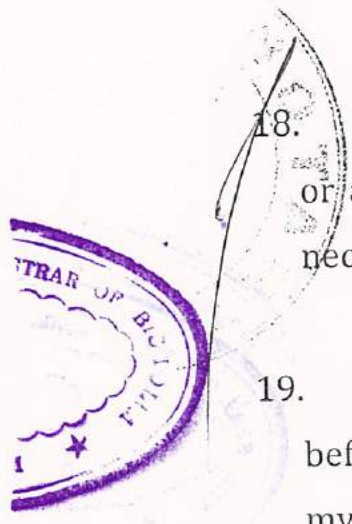


13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.
14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.
15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.



16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.



18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.


19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the



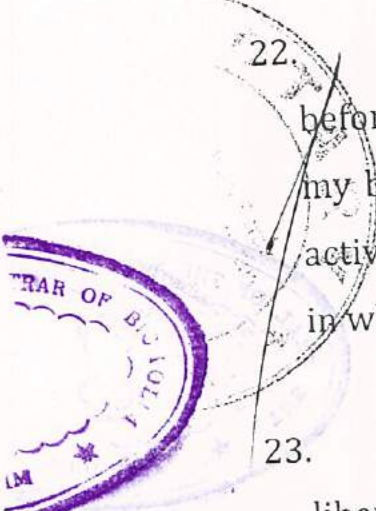
55326





licenses/passes to fell and transporting the trees said properties or any part thereof.

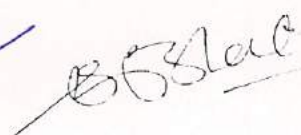
21. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in respect of said properties or said premises/structures/houses existing therein or any part thereof and further to process/follow-up the matter with said departments.



22. To swear the necessary affidavits, declarations, N.O.C before the Notary Public and/or the competent Authority, on my behalf in respect of the construction and/or development activities to be taken up in said properties or any part thereof in which I have an interest/right.

23. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitute limited to any one or more purpose or purposes as my said attorney shall from time to time desires in that behalf.

24. **AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever deemed fit and proper by my said power of attorney as required to do, execute and perform in relation to the developmental activities to go in said properties or any part thereof or to carry on with the affairs ancillary or incidental thereto as fully and effectually as I, myself could do the same if I were to personally handle the same.



25. AND I do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafidade done by my attorney which shall be constituted as an acts, deeds and things done by me in all intents and purposes as if I was personally present to do so.

IN WITNESS WHEREOF we have signs and executed this Power of Attorney at Panaji-Goa, on this 01st October 2016.

EXECUTANT

(Shri. SANTOSH
alias
SANTOSHKUMAR DAMODAR BHAT)

Identified by me as per the Driving
license bearing no. GA04R-2009-0046842



I ACCEPT

(Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK)

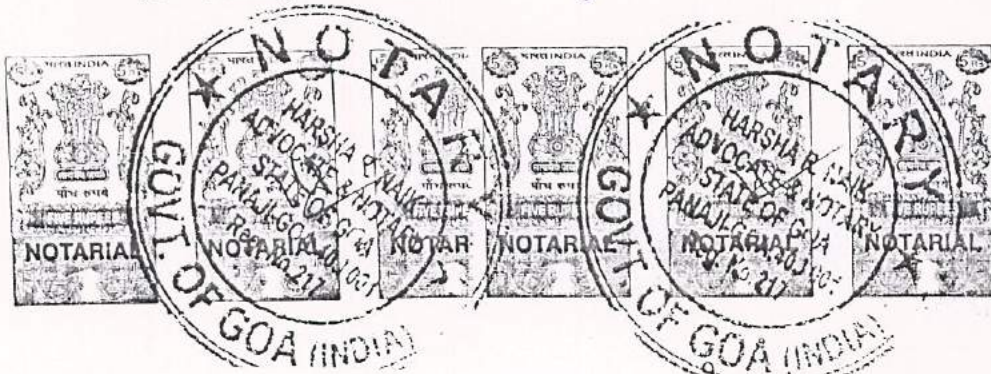
Identified by me as per the voting card -
bearing no: LGQ125606.



WITNESS:

Dr. Ganxi S. Bhat
No. Carangalem - Goa

lll
EXECUTED BEFORE ME
WHICH I ATTEST



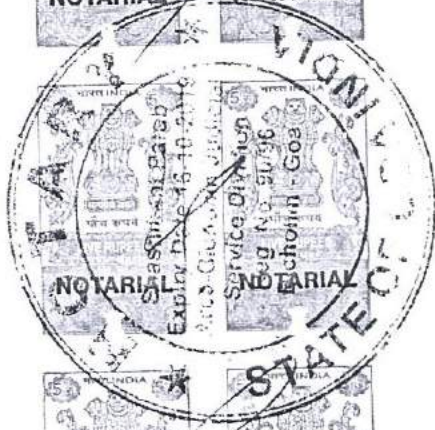
lll
HARSHA R. NAIK
ADVOCATE & NOTARY
STATE OF GOA
PANAJI-GOA-403001
Reg. No. 217
Exp. Date 29/01/2020
Serial No: 389

Certified to be a true copy of the original
which I have inspected and returned to the
Party concerned.

Office of the Notary Public for the State of Maharashtra
the day of 2016
Reg. No. 15912/16 Notarial Stamp: S.A. PARAB
The Notary,

15912/16

S. A. PARAB



TRUE COPY
ATTESTED BY

TRUE COPY
ATTESTED BY

(Customer Copy)

Date 11/01/2011

Deposit Br.: Santacruz, Mumbai-400054

Pay to: Bombay Mercantile Co-operative Bank Ltd
A/c. Stamp Duty

Franking Value Rs.	500/-
Service Charges Rs.	10
Total Rs.	510/-

Name of Stamp Duty paying party

MIR:- Keshav S. Naik
202, Kenwood 2nd Floor
Pali Road Bandra (W) 400050
Tel:- 67250638

DD / Cheque No.

Drawn on Bank & Branch

Power of Attorney

Tran ID

Franking Sr. No:

Officer

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)

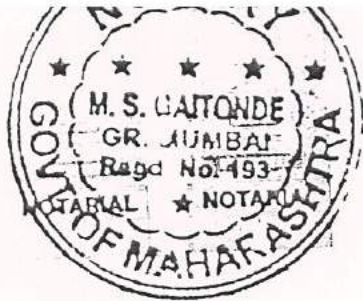
Franking Deposit Slip

Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R.1056/02/05/1708 - 11/05



Handwritten signature in blue ink.





GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS shall come, We, MR. KESHAV SRIPAD NAIK and MRS. GEETA KESHAV NAIK both Indian Inhabitants presently residing at 202, Kenwood, 2nd Floor, Pali Road, Bandra (West), Mumbai - 400050 SEND GREETINGS :

WHEREAS we are not able to attend to all matters personally on account of our absence from Goa.

AND WHEREAS we are now desirous of appointing our brother / brother-in-law **SHRI VAICUNTA ALIAS SATCHIT SRIPAD NAIK**, a major, Landlord and Indian National of Bicholim, Goa our duly constituted attorney and do and execute and cause to be done and executed any of the following Act, Deed or things that is to say:

NOW KNOW YE AND THESE PRESENT WITNESSETH THAT WE, MR. KESHAV SRIPAD NAIK and MRS. GEETA KESHAV NAIK, do hereby nominate, constitute and appoint the said **SHRI VAICUNTA ALIAS SATCHIT SRIPAD NAIK** (hereinafter called "The ATTORNEY") to be our true and lawful Attorney and act for us and to do all and each and every of the following acts and deeds:-

1. To sign any applications, papers, documents, plans for the purpose of sale, development and construction in respect of various ancestral properties in Goa in which we have undivided right, title and interest and to put the same for approval before the Appropriate Authorities and also to obtain any permissions, NOCs, Licenses or approvals, occupancy certificates, Non-Agricultural Sanad from the concerned Government or any Municipality / Panchayat, Town Planning Department or concerned P.D.A., P.W.D. Water supply Department,



[Handwritten signatures]

AUTHORISED SIGNATORY
SANTACRUZ BRANCH

FOR BOMBAY...

Electricity Department, Health Department, Land Survey City, Survey Departments, Collector and Deputy Collector's Office, Office of Mamlatdar of Bicholim Taluka, Office, office of Sub-Registrar of Bicholim or any other concerned Government or Semi-government Authority, Body, Civil Court, High Court or Supreme Court.

2. To lodge the documents so executed with the sub-registrar of assurances having jurisdiction to receive the same for registration and appear before him and admit execution thereof.

3. And for the abovesaid purpose to swear any affidavits, undertakings, declarations, bonds, etc. if required to sign the same before any Notary Public or any Engineer/s, Contractor/s, Labourer/s or any other Authority as may be required from time to time.

4. To negotiate and agree to sell the plots either in one lot or more that one lot or separately to each purchaser at the best market price available and on such terms and conditions and to enter into and execute agreement for sale of the plots with intending purchaser therefore and collect consideration for sale in the name of **Keshav Sripad Naik.**

5. To do all the acts, deeds and things necessary in order to effectuate the abovesaid purpose and any other purpose with respect to the abovesaid sale transaction, construction and development on the abovesaid property.

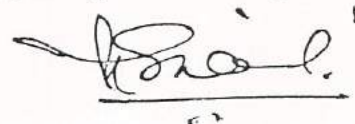
6. To commence and prosecute any action suits or other proceedings at law against any person or persons in respect of any of the matters or things herein contained and to appear and defend action suits or other proceedings commenced against me or I may be a party and also if the said attorney may think fit or to compromise, refer to arbitration, submit to judgment, discontinue or become non-suited in any such action or proceedings as aforesaid.

7. To accept notices or services of Writ of Summons or other legal processes that may be served upon me and to appear and represent me in any court of justice and before magistrates of judicial or quasi



Eknaier

2



judicial or other officers, whatsoever as the said attorney may think proper.

8. To declare and affirm all Complaints, Written Statements, Applications, Petitions, Affidavits and other necessary documents in my name and on my my/our behalf and to appear before any judge, Magistrate, Proceedings or any other inquiry relating to any of the matters herein mentioned. To sign letter of authority of Vakalatnama and engage Advocates, Solicitors and pleaders to appear in courts.

9. AND GENERALLY to sign all letters, correspondences, the documents and to execute and perform any other acts deeds, matters or things whatsoever which ought to be done executed or performed or which in the opinion of the said attorney ought to be done executed or performed in or about any commitment or whatsoever nature and kind as fully and effect fully to all intent and purposes We could do it, ourselves it being my intent and desire that all matters and things respecting the same shall be under the full better and more effect fully doing effecting executing any of the several matters and things aforesaid we do hereby give and grant unto our said attorney(s) full powers and absolute authority from time to time to appoint one or more substitute or substitutes and delegate all or some of the powers contained in this power of attorney to such substitute or substitutes or be at pleasure in remove and to appoint another or others in his, her or their place.

10. **AND WE DO HEREBY DECALRE** that the said attorney shall have full powers and absolute authority to act in the matter and premises aforesaid as fully and effectually as we could have acted ourselves.

12. **AND WE HEREBY, AGREE AND UNDERTAKE** to ratify the acts, deeds, matters and things done by the said attorney(s) under this power of Attorney.



[Handwritten signature in blue ink]

[Handwritten signature in black ink]

[Handwritten signature in black ink]