



गोवा GOA

773589



St. No. 12806 Place of vend MAPUSA, Goa 11/10/2023

Value of stamp paper 50 1000/-

Name of Purchaser A. Fernandes

Residing at A. Fernandes son / wife of N. Fernandes

As there is no one single stamp paper for the value of Rs. 1000/- additional stamp papers for the completion of the value is attached along with.

Purpose .....

.....  
Transacting Parties

Signature of vendor

L. No. 22 (R.R.P. Dessai)

Signature of Purchaser

IRREVOCABLE GENERAL POWER OF ATTORNEY

A. Fernandes

B. Fernandes

A. Fernandes

BE IT KNOWN TO ALL THAT THAT WE

(1) MR. ALLAN JEROME ANTHONY ROSARIO FARIA, aged 68 years, Retired Banker, son of Marcos Jose Maria Francisco Elvino Faria, Indian National, holder of Pan Card No. [REDACTED] and Aadhaar Card No. [REDACTED] and his wife;

(2) MRS. MARIA ELENA DO ROSARIO FERRAO E FARIA, aged 61 years, housewife, Indian National, holder of Pan Card No. [REDACTED] and Aadhaar Card No. [REDACTED] both residents of House No. 69, Bammon Vaddo, near Cunchelim Spring, Karaswada, Mapusa, Bardez, Goa, herein represented by her lawfully constituted attorney MR. ALLAN JEROME ANTHONY ROSARIO FARIA, aged 68 years, Retired Banker, son of Marcos Jose Maria Francisco Elvino Faria, Indian National, holder of Pan Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of House No. 69, Bammon Vaddo, near Cunchelim Spring, Karaswada, Mapusa, Bardez, Goa.



WHEREAS, the Principals are the owners in exclusive possession of the immovable property known as, 'BATULEM', also known as, 'CAZREA-SORVO', admeasuring 951 square meters, which is surveyed under no. 10 sub-division 4, of P.T. Sheet No 17 of the City Survey of Mapusa at Carraswaddo, Mapusa, Taluka and Sub-Division of Bardez, District of North Goa, in the State of Goa, and falls within the limits of the Mapusa Municipal Council. This property shall hereinafter be referred to as the, "said property", for the sake of brevity, AND;

*[Handwritten signatures]*

WHEREAS the Principals hereinafter also referred to as the OWNERS/ VENDORS, have executed an Agreement for Construction and Sale dated 25<sup>th</sup> March 2022, with the Company 'M/S. THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED', for the sale of the said property with a view to erect a multi-storied building/s thereon and also to enter into agreements/s for the sale/transfer of the construction thereon and sell/transfer the rights/share/portion of the said property to prospective purchasers/buyers and to sell the same to any third party without reference to the us the Principals, in consideration of the said Company 'M/S. THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED', hereinafter also referred to as the DEVELOPER, constructing for the Principals Duplex flat D-1, having a built up area of 211.18 sq. mts. situated on the first and second floor of Block A and a shop no. S-3, having a built up area of 27.91 sq. mts. situated on the ground floor of Block A at the cost and expense of said Company.

WHEREAS in accordance with terms, conditions and provisions of the aforesaid Agreement of Development cum Sale dated 25<sup>th</sup> March 2022 entered into by us, we are required to execute an Irrevocable General Power of Attorney in favour of the aforesaid Company, M/S THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED and or its Directors and in pursuance thereof;

AND WHEREAS we have handed over the vacant possession of the said property, which is surveyed under no. 10 sub-division 4, of P.T. Sheet No 17 of the City Survey of Mapusa, admeasuring 951 square meters, situated at Carraswaddo, Mapusa, Taluka and Sub-

*Handwritten signatures and initials*

Division of Bardez, District of North Goa, in the State of Goa, to the aforesaid Company M/S THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED through its Directors.

NOW THEREFORE BY THIS INSTRUMENT OF POWER WE



(1) MR. ALLAN JEROME ANTHONY ROSARIO FARIA aged 68 years, Retired Banker, son of Marcos Jose Maria Francisco Elvino Faria, Indian National, holder of Pan Card No [REDACTED] and Aadhar Card No. [REDACTED] and his wife (2) MRS. MARIA ELENA DO ROSARIO FERRAO E FARIA, aged 61 years, housewife, Indian National, holder of Pan Card No [REDACTED] and Aadhar Card No. [REDACTED] both residents of House No. 69, Bammon Vaddo, near Cunchelim Spring, Karaswada, Mapusa, Bardez, Goa, represented by her lawfully constituted attorney, MR ALLAN JEROME ANTHONY ROSARIO FARIA, do hereby, jointly and severally constitute, nominate and appoint (1) MR. MAURILIO FRANCISCO MENDONCA, son of Emeliano Francisco Eusebio De Mendonca aged 59 years, businessman, Indian National, holder of Pan Card No. [REDACTED] and Aadhar card No. [REDACTED], resident of House No. 61/A, next to Bastora Panchayat, Bastora, Bardez, Goa, and (2) MRS. MARIA BRENDA SHAREN DE SANTA RITA MENDONCA GONCALVES FERRAO daughter of Ivo Mendonsa Gonsalves aged 46 years, Housewife, Indian National, holder of Pan Card No. [REDACTED] and Aadhar

*Mendonca Bmgonsalves* 

card No. [REDACTED], resident of House No. 40 Rajwaddo, Mapusa, Bardez, Goa, both Directors of the Company M/S. THE ATTIC CONSTRUCTIONS (INDIA) PVT. LTD. to do the following acts, deeds and things i.e. to say:

1. To prepare plans for the development of the said property surveyed under No. 10, sub-division 4, situated at Caraswadda, Mapusa, Taluka and Sub-Division of Bardez, District of North Goa, in the State of Goa, and falls within the limits of Mapusa Municipal Council, and to submit the same to the North Goa Planning And Development Authority, Mapusa Municipal Council, or any other concerned authorities for obtaining approval of the same, and to submit proposals from time to time for the amendments of such Buildings plans to the North Goa Planning And Development Authority, Mapusa Municipal Council and other concerned authorities for the purpose of obtaining approval of such amendments.
2. To approach all the concerned authorities, North Goa Planning And Development Authority, Mapusa Municipal Council, Health Department, Deputy Conservator of Forests, Electricity Department, Public Works Department, all Government Authorities, for the purpose of the development of the said property and for these purposes to sign such applications, papers, writings, drawings, undertakings etc. as may be required and carry on the correspondence with the authorities and also refer necessary appeals from any order



*[Handwritten signatures]*

from the competent authority in connection with the said property.

3. To carry out and supervise the development work in respect of the building/s to be erected in the said property and to carry out/or to get carried out through contractors, sub-contractors or in such a manner as may be determined by the Attorneys, construction of the Structures/Building/s in the said property.
4. To appear and represent us in all Courts: - Civil/ Criminal/ Appellate/ Revisional, so also in the Courts of the Administrative Tribunal, Collector, Deputy Collector, Registration Offices, Mamlatdars, North Goa Planning and Development Authority, Mapusa Municipal Council or any other office of the Government and other local authorities, as may be necessary in connection with the development of the said property aforesaid.
5. To sign and verify plaints, written statements, verification of claims and objections, memorandum of appeals, petitions and applications of all kinds, and file them in any Court or Offices, to compromise, withdraw or compound cases to swear affidavits, give statements on oath, in any proceedings in connection with the said property.
6. To give evidence on our behalf and to make statements on oath.

  
Attornas Bmgomalus

7. To engage, appoint, terminate any advocates, chartered accountants etc and for these purposes to sign necessary papers, vakalatnamas, letters, etc.
8. To appoint from time to time Architects, Engineers, Surveyors, Contractors and other personnel and workmen for carrying out development work on the aforesaid property and construction of the structures thereon, and to claim refund of such deposits so paid to our said Attorneys and to give valid and effectual receipts in our names and on our behalf in connection with the refund of such deposits.
9. To obtain and apply for and to get approved all the required plans, licenses, No Objections certificates, permits and quotas from the concerned authorities for the purposes of development or completion and for the purposes to sign any application, papers, documents, and petitions on oath, or otherwise as may be required from time to time, to the Mapusa Municipal Council, North Goa Planning And Development Authority and other concerned authorities with respect to the development work to be carried out in the said property.
10. To apply for and to obtain from the competent authorities, Mapusa Municipal Council, North Goa Planning And Development Authority, Electricity Department, Public Works Department, Health Department, etc., for the purpose of obtaining Occupancy Certificates, permissions and other service connections including water electricity sewage/garbage disposal, for carrying out completion of the



*Headass* *BMy omalun* *Don*

development work of the said property and construction of building/s thereon.

11. To mortgage/to act as a Confirming Party to any Mortgage of flat/s and other premises in the building except for the built-up area to be constructed for the Principals, proposed to be erected in the said property by the Company, "M/S THE ATTIC CONSTRUCTIONS (I) PRIVATE LIMITED" through its Directors MR. MAURILIO FRANCISCO MENDONCA and Mrs. MARIA BRENDA SHAREN DE SANTA RITA MENDONCA GONCALVES FERRAO, with any Bank, Financial Institutions, Government Agencies and other persons.
12. The DEVELOPER shall be entitled to obtain the occupancy certificate in respect of all the premises constructed in the said buildings in its own name, except the built-up area/ Duplex and shop to be constructed for the OWNERS/ VENDORS
13. To enter into and execute from time to time Agreements for Sale/ Sale Deeds/ other competent deeds of transfer in respect of flats/ shops/ apartments/ parking space/ premises except (for the built-up area to be constructed for the Principals) that will be constructed in the said property with any Third Parties to be executed by and on behalf and in the names of the Attorneys/Company/Cooperative Society or other legal entity and in favour of any Third Party and to appropriate the sale proceeds to the said Company.





*Mendonca* *Bmgonsalves* *A. Don*



14. To sell/transfer/ let out all or any of the flat/s, premises, parking space that may be constructed in the said property on ownership basis or in any other manner as our Attorneys may think fit at the price or for the amount that our Attorneys may think fit and proper, except for the built-up area constructed for the Principals. And for these purposes make, sign and execute any conveyance, deeds or documents, present the same for registration and admit the execution of any such document or documents before the Sub-Registrar.
15. To execute necessary conveyance/transfer deeds and other deeds in respect of the said property and building/s constructed thereon or any part thereof, in favour of such person/s as our Attorneys may determine including in favour of any Co-operative Society Limited Company or other entity that may be formed for that purpose, ( except for the built up area to be constructed for the Principals).
16. To attend before any Registrar/Sub-Registrar of Bardez at Mapusa, Goa, and to execute or present for registration or admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurance, releases, indemnity, rectification or other instruments in respect of the said property and/or portion/s thereof and/or in respect of any of the flats or premises constructed in the building/s to be erected in the said property except for the built up area and portion/s of the said property reserved for the Principals and for the registration of the said deeds/instruments/ writing or any of them as fully and effectively as WE ourselves could do.



*Dr. [Signature]* *Bhagyasakar* *[Signature]*

- 
- 
17. To take all necessary steps for formation and the registration of any Co-operative Society/Maintenance Society of the flats/apartments/shops/parking spaces and premises situated in the building/s to be erected in the said property and to sign and execute all necessary applications, papers, etc. and represent us before the Registrar/Co-operative Societies when required to do so.
18. To receive any sum/s of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charge or other security made or in connection with the said property and on receipt thereof to sign, execute and give sufficient releases or other discharges of the same.
19. To do and perform all acts, deeds and things which may be required to be done for and in order to fulfill the terms, conditions and provisions of the said Agreement of Development cum Sale entered between us and "M/S. THE ATTIC CONSTRUCTIONS (I) PRIVATE LIMITED".
20. To apply for, pursue, obtain, receive, accept, recover all kinds of license, permissions, constructions licenses approvals, clearances, sanctions, certificate, No-objection certificates, occupancy certificate, NIL Encumbrance Certificate, concessions, from the local Government, North Goa Planning and Development Authority, Mapusa Municipal Council, etc.

*Handwritten signatures:*  
Handwritten signature: *Handwritten*  
Handwritten signature: *Burjansardus*  
Handwritten signature: *Handwritten*

21. To promote, undertake, carry on and complete the construction, development of the said property.



22. To apply for, pursue and obtain mutation of land survey entries, correction of entries, change in survey entries and for these purposes to sign, verify, file, execute, withdraw, refile all kinds of forms applications, maps, plans, memorandum of appeals, memorandum of revision, pleadings of all types etc.

23. To sign, execute, file, and submit all letters, forms, agreements, deeds, documents, correspondence, petitions, receipts, applications and all forms prescribed under any law in this connection.

24. For the better doing, performing and executing all the matters and things as aforesaid, WE hereby further grant unto the said Attorneys full and absolute authority to substitute and to appoint in their place and stead on such terms as they shall think fit one or more attorneys to exercise all or any of the powers with the authorities hereby referred and to revoke any such appointment from time to time and to substitute and appoint any other or others in place as such Attorneys shall from time to time think fit and proper.

25. To delegate all or such powers as our Attorneys thinks fit to any other person or persons.

*[Handwritten signatures]*

AND GENERALLY, to do or cause to be done all such acts and things which are in any manner incidental to or connected with all or any of the above said purposes.



AND We hereby declare that all the acts, deeds things lawfully done by our Attorney by virtue of the powers hereby given shall be construed as acts, deeds, and things done by us personally and We hereby agree and undertake to confirm and ratify all and whatever that our said Attorneys shall lawfully do by virtue of the powers hereby given.

This Power of Attorney has been executed on the strength of Agreement of Development cum Sale dated 25<sup>th</sup> March 2022 therefore this Power of Attorney shall be an Irrevocable Power of Attorney which shall not be cancelled at any future time by the principal/ executants herein.

IN WITNESS WHEREOF We have signed and executed this Instrument of Power of Attorney on this 13<sup>th</sup> day of October of the year two thousand and Twenty-three.

EXECUTANTS



1. MR. ALLAN JEROME ANTHONY ROSARIO FARIA



2. MRS. MARIA ELENA DO ROSARIO FERRAO E FARIA  
represented by her lawfully constituted attorney MR.  
ALLAN JEROME ANTHONY ROSARIO FARIA

ACCEPTED BY

*Mendonca*



1. MR. MAURILIO FRANCISCO MENDONCA

*Mendonca*



2. MRS. MARIA BRENDA SHAREN DE SANTA RITA  
MENDONCA GONCALVES FERRAO



Executed before me  
*Gaonkar*  
N. C. GAONKAR  
Advocate & Notary  
Mapusa Bardez - Goa.  
Sr. No. 30318/2023

*Mendonca*

13 OCT 2023

*Mendonca*



गोवा GOA

Serial No 4394 place of St. Vennd Mapusa Date 06/09/2023 835748  
 Value of Stamp paper 500  
 Name of Purchaser Mama K. Lina Parra  
 Residence at Mapusa of \_\_\_\_\_  
 Signature of vendor \_\_\_\_\_ Signature of Purchaser \_\_\_\_\_  
 C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003



**GENERAL POWER OF ATTORNEY**

M. Parra



BE IT KNOWN TO ALL THAT I, MRS. MARIA ELENA DO ROSARIO FERRAO E FARIA alias MARIA ELENA DO ROSARIO FERRAO aged 61 years, housewife, Indian National, holder of Pan Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of House No. 69, Bamonvaddo, near Cunchelim Spring, Mapusa, Bardez-Goa 403507 India, SEND GREETINGS:-

WHEREAS, the Principal and her husband, MR. ALLAN JEROME ANTHONY ROSARIO FARIA alias ALLAN JEROME FARIA alias ALLAN FARIA are the owners of the immovable property known as, 'BATULEM', also known as, 'CAZREA-SORVO', admeasuring 951 square meters, surveyed under no. 10 sub-division 4, of P.T. Sheet No 17 of the City Survey of Mapusa at Carraswaddo, Mapusa, Taluka and Sub-Division of Bardez, District of North Goa, in the State of Goa. This property shall hereinafter be referred to the, "said property", for the sake of brevity, AND;

WHEREAS the Principal and her said husband, MR. ALLAN JEROME ANTHONY ROSARIO FARIA alias ALLAN JEROME FARIA alias ALLAN FARIA have executed an Agreement for Construction cum Sale dated 25<sup>th</sup> March 2022 with the Company 'M/S. THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED', for the sale of the said property with a view to erect a multi-storied building/s thereon and also to enter into agreements/s for the sale/transfer of the construction thereon (except the built-up area/ duplex and shop to be constructed for the Principal and her husband) and sell/transfer the rights/share/portion of the said property to prospective

*M. Ferrao*

purchasers/buyers and to sell the same to any third party (except the built-up area/ duplex and shop to be constructed for the Principal and her husband) without reference to us, the Principal and her said husband, MR. ALLAN JEROME ANTHONY ROSARIO FARIA alias ALLAN JEROME FARIA alias ALLAN FARIA;



The aforesaid Company 'M/S. THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED' shall hereinafter be referred to the, "said Company", for the sake of brevity;

WHEREAS in accordance with terms, conditions and provisions of the aforesaid Agreement of Development cum Sale dated 25<sup>th</sup> March 2022 entered into by us, we are required to execute necessary Irrevocable General Power of Attorney/s in favour of the said Company, M/S THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED and/or its Directors and in pursuance thereof;



AND WHEREAS we have handed over the vacant possession of the said property to the aforesaid Company M/S THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED through its Directors;

AND WHEREAS I may not be able to personally attend the Sub-Registrars office and other offices as and when required, therefore I, the Principal desire to constitute and appoint my husband MR. ALLAN JEROME ANTHONY ROSARIO FARIA alias ALLAN JEROME FARIA alias ALLAN FARIA as my true and lawful attorney;

M E Faria





NOW THEREFORE BY THIS INSTRUMENT OF POWER ATTORNEY I, MRS. MARIA ELENA DO ROSARIO FERRAO E FARIA alias MARIA ELENA DO ROSARIO FERRAO, aged 61 years, housewife, Indian National, holder of Pan Card No [REDACTED] and Aadhar Card No. [REDACTED] resident of House No. 69, Bamonvaddo, near Cunchelim Spring, Mapusa, Bardez-Goa 403507, do hereby constitute, nominate and appoint MR. ALLAN JEROME ANTHONY ROSARIO FARIA aged 68 years, Retired Banker, son of Marcos Jose Maria Francisco Elvino Faria alias Joseph Francis Faria, Indian National, holder of Pan Card No [REDACTED] and Aadhar Card No. [REDACTED] resident of House No. 69, Bamonvaddo, near Cunchelim Spring, Mapusa, Bardez-Goa 403507 on my behalf and in my name to do the following acts, deeds and things i.e. to say:



- 1) To execute competent Irrevocable General Power Attorney in favour of the Company M/S THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED, represented by its Directors MR. MAURILIO FRANCISCO MENDONCA And MRS. MARIA BRENDA SHAREN DE SANTA RITA MENDONCA GONCALVES FERRAO authorizing them to do the following acts deeds and things:-

- (a) To promote, undertake, carry out, supervise and complete the development of the said property personally or through contractors, sub-contractors or in such a manner as and FOR THESE PURPOSES to prepare plans and to submit the same to the North Goa Planning And Development Authority, Mapusa Municipal Council, or any other concerned authorities for obtaining approval of the same, and to submit proposals

MEFaria



from time to time for the amendments of such buildings plans for the purpose of obtaining approval of the same.

- (b) To approach and represent the Principal in all the concerned authorities, North Goa Planning And Development Authority, Mapusa Municipal Council, Health Department, Deputy Conservator of Forests, Electricity Department, Public Works Department, all Government Authorities, for the purpose of the development of the said property and FOR THESE PURPOSES to sign such applications, papers, drawings, undertakings etc. as may be required and to carry on the correspondence with the authorities and also refer necessary appeals to the competent authorities in this connection, to pay necessary charges, deposits and to claim refund of such deposits so paid and to give valid and effectual receipts in my/our names and on my/our behalf in connection with the refund of such deposits.
- (c) To appear and represent me in all Courts- Civil/ Criminal/ Appellate/ Revisional, so also in the Courts of the Administrative Tribunal, Collector, Deputy Collector, Sub-Registrar Office, Mamlatdars, North Goa Planning and Development Authority, Mapusa Municipal Council or any other office of the Government and other local authorities, as may be necessary in connection with the development of the said property.
- (d) To sign and verify plaints, written statements, verification of claims and objections, memorandum of appeals, petitions and applications of all kinds, and file them in any Court or Offices,

METAWIC

to compromise, withdraw or compound cases to swear affidavits, give statements on oath, in any proceedings in connection with the said properties.

- (e) To give evidence on our behalf and to make statements on oath.
- (f) To engage, appoint, terminate any advocates, chartered accountants etc and FOR THESE PURPOSES to sign necessary papers, vakalatnamas, letters, etc.
- (g) To appoint from time to time Architects, Engineers, Surveyors, Contractors and other personnel and workmen for carrying out development work on the aforesaid property and construction of the structures thereon, and to claim refund of such deposits so paid to the Directors of the said Company and to give valid and effectual receipts in our names and on our behalf in connection with the refund of such deposits.
- (h) To apply for and obtain and to get approved all the required plans, licenses, No Objections certificates, occupancy certificates, permissions, permits and quotas from the concerned authorities for the purposes of development or completion and for these purposes to sign any application, papers, documents, and petitions on oath, or otherwise as may be required from time to time, by the Mapusa Municipal Council, North Goa Planning And Development Authority, Electricity Department, Public Works Department, Health Department, Forest Department etc., for carrying out the development work in the said property.

M. Tarie



- (i) To authorize the said company to mortgage/ to act as a Confirming Party to any Mortgage of flats, apartments/ shops/ premise/s comprised in the building/s proposed to be erected in the said property (except for the built-up area/ Duplex and shop agreed to be constructed for the Principal and her husband), by the said company or through its Directors with any Bank, Financial Institutions, Government Agencies and other persons.
- (j) To authorize the said Company M/S THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED through its Directors to enter into and execute from time to time Agreements for Sale/ Sale Deeds/other competent deeds of transfer in respect of flats/ shops/ apartments/ parking space/ premises that will be constructed in the said property known as, 'BATULEM', also known as, 'CAZREA-SORVO', admeasuring 951 square meters, surveyed under no. 10 sub-division 4, of P.T. Sheet No 17 of the City Survey of Mapusa at Carraswaddo, Mapusa, Taluka and Sub-Division of Bardez, District of North Goa, in the State of Goa with any Third Parties to be executed by and on behalf and in the names of the said company/Cooperative Society or other legal entity and in favour of any Third Party and to appropriate the sale proceeds to the said Company.
- (k) To sell/transfer/ let out all or any of the flat/s, premises, parking space etc. that may be constructed in the said properties on ownership basis or in any other manner as they may think fit at the price or for the amount that the said Company through its Directors, may think fit and proper (except for the built up area/ Duplex and shop to be constructed for the Principal and her

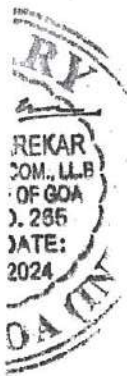
METARIA




husband), And for these purposes make, sign and execute any conveyance, deeds or documents, present the same for registration and admit the execution of any such document or documents before the Sub-Registrar.

- (l) To take all necessary steps for formation and the registration of any Co-operative Society/Maintenance Society of the flats/apartments/ shops/ parking spaces and any premises situated in the building/s to be erected in the said properties and to sign and execute all necessary applications, papers, etc. and represent us before the Registrar/Co-operative Societies when required to do so.
- (m) To obtain the necessary occupancy certificates in respect of all the premises comprised in the said building/s in the name of the said Company (except the built-up area/ Duplex and shop to be constructed for the Principal and her husband).
- (n) To receive any sum/s of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charge or other security made in connection with the said property and on receipt thereof to sign, execute and give sufficient releases or other discharges for the same.
- (o) To apply for, pursue and obtain mutation of land survey entries, correction of entries, change in survey entries and FOR THESE PURPOSES to sign, verify, file, execute, withdraw, refile all kinds of forms applications, maps, plans, memorandum of appeals, memorandum of revision, pleadings of all types etc.

MEJaria


(p) To sign, execute, file, and submit all letters, forms, agreements, deeds, documents, correspondence, petitions, receipts, applications and all forms prescribed under any law in this connection and do and perform all acts, deeds and things which may be required to be done for and in order to fulfill the terms, conditions and provisions of the said Agreement of Development cum Sale dated 25<sup>th</sup> March 2022.

(q) For the better doing, performing and executing all the matters and things as aforesaid, I hereby further grant unto my said Attorney the power to confer on the Directors of the said Company full and absolute authority to substitute and to appoint in their place and stead on such terms as they shall think fit one or more attorneys to exercise all or any of the powers and the authority hereby conferred and to revoke any such appointment from time to time and to substitute and appoint any other or others in place as such Directors shall from time to time think fit and proper.

(r) To delegate all or such powers as the directors of the Company M/S THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED think fit to any other person or persons.

AND GENERALLY, to do or cause to be done all such acts and things which are in any manner incidental to or connected with all or any of the above said purposes.

AND I hereby declare that all the acts, deeds things lawfully done by my Attorney by virtue of the powers hereby given shall be

M. E. Javie 



construed as acts, deeds, and things done personally BY me and I hereby agree and undertake to confirm and ratify all and whatever that my said Attorney shall lawfully do by virtue of the powers hereby given.

Since this Power of Attorney has been executed on the strength of the Agreement of Development cum Sale dated 25<sup>th</sup> March 2022, therefore my said Attorney is authorized to execute necessary Irrevocable Power of Attorney which shall not be cancelled at any future time by the principal/ executants herein.

IN WITNESS WHEREOF I have signed and executed this Instrument of Power of Attorney on this Seventh day of September of the year Two Thousand and Twenty-three.

M. Faruk

