

For **CITIZEN CREDIT™**
CO-OP. BANK LTD.

Authorized Signatory

(Rupees fifty nine thousand eight hundred only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 27750
183930



NON JUDICIAL गोंज
MAR 12 2021

zero zero five nine eight zero zero 13:07

Rs. 00 [REDACTED] 0/- PB7147

INDIA

STAMP DUTY

GOA

Sonal

Name of Purchaser Ramesh M. NAIK

Reg. 46

P.Reg. 4695

Serial. 1170

dt. 28/4/2021.



POWER OF ATTORNEY

[Signature]

[Signature]

[Signature]

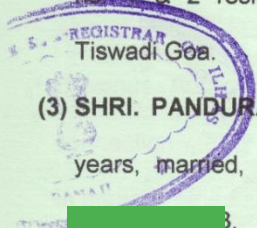
[Signature]

[Signature]

KNOW ALL MEN BY THESE PRESENTS THAT WE,

(1) **SHRI. UDAI MAHADEV PARANJAPE**, son of Mahadev Paranjape, age 66 years, married, RTD. Govt. servant, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Email ID [REDACTED], Indian National and my wife

(2) **SMT. PRAMILA UDAI PARANJAPE**, wife of Udai Mahadev Paranjape, daughter of Shantaram Bhave, age 61 years, married, House wife, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Email ID [REDACTED], Indian National, both executants no. 1 & 2 residing at H.No.18/58 Cardoz Vado, Taleigao,



(3) **SHRI. PANDURANG HARI JOSHI**, son of Hari Joshi, age 69 years, married, RTD. Govt. servant, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Indian National and my wife.

(4) **SMT. LALITA PANDURANG JOSHI**, wife of Pandurang Joshi, daughter of Shantaram Bhave, age 67 years, married, RTD. Govt. servant, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Indian National both executants no. 3 & 4 residing at Odlem batta, Taleigao, Tiswadi - Goa do hereby appoint, constitute and nominate, **SHRI. RAMESH M NAIK**, Partner of **M/s. Nirman Constructions Company**, son of Mahadev Naik, aged 50 years, Occupation Business, married, holding PAN card No. [REDACTED] Adhaar card no. [REDACTED]

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[REDACTED] resident of Bhagavati Enclave, Chimbel Tiswadi, Goa, to act for us and on our behalf to do all or any of the following acts, deeds and things concerning the Property more particularly described in the Schedule hereinbelow mentioned.

1. To apply for conversion and/or give NOC for conversion and obtain conversion of the said property for non agricultural use under the provisions of the Land Revenue Code, to produce documents and Maps, to sign and collect Sanad, to apply for and obtain approval of plans, to pass receipt, to conduct all its proceedings and to take part in such proceedings.
2. To deal and correspond with the concerned Village Panchayat and all its Departments and offices or any other Officer, Talathi, Revenue Authorities or any other Authority or Authorities in connection with or relating to or concerning the said property and in particular the following:-

a.-To apply for and obtain sanction of building plans to be sanctioned, with such alterations, additions as may be required.

b.-To apply and obtain permissions and licences from competent authorities for Construction, to produce documents, plans, Maps and any other papers and to renew such permission and/or Licences.

c.-To apply for and obtain the Occupancy Certificate and/or Completion Certificate in respect of the proposed Construction of Unit/ Building.

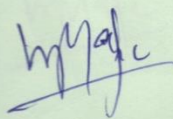
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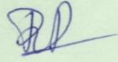
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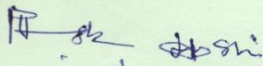
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- d.-To deal with the Assessment Department of the Village Panchayat/corporation and/or concerned Municipal Council and to dispose of and deal with all matters in connection with the assessment of the said property.
- e.-For the property mentioned hereinabove, to sign all applications, papers, affidavits, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the authorities concerned.
3. To deal and correspond with the electricity Department or any other bodies or authorities for obtaining electricity connection for and/or in respect of the Construction of the proposed unit on the said property and for that purpose to sign all letters, applications, undertakings, terms, conditions, and other papers as may from time to time be thought necessary or as may be required by the Authorities concerned.
4. To appoint Architects, structural Engineers, Consultants and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained.
5. To pay all the necessary deposits to all concerned authorities and other valid receipts thereof and also to apply for refund of deposits which may be paid in respect of 'the said property and to sign receipts for the same.
6. To apply for any sort of registration in any Land Registration offices of any documents and properties, as well as any endorsements and cancellations and transfer and enrolments in



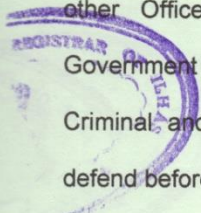






Revenue Registration (Matriz Predial), to produce documents for the said purpose.

7. To survey, re-survey, sub-divide, partition and demarcate the said property as and when necessary with respect to construction of proposed Unit.
8. To represent us before any Government offices including Mamlatdar, Dy. Collector, Collector, Municipal Councils/Corporation, Village Panchayat offices, Town and Country Planning Department, Land Survey Department and its subordinate offices, Inquiry offices and its subordinate offices, Electricity Department, Water Department, P.W.D., Forest Department, Sub-registrar, RERA, Health Department and any other Offices of Government, Semi Government or Non Government as well as before any Judicial Courts, Civil or Criminal and Revenue whether original or appellate and to defend before the same, all our interest.
9. To apply and obtain NOC for Registration of any documents to the Development Authority, to produce documents, to collect the same and to conduct all its matters.
10. To apply for mutation, to obtain NOC for additions, changes, cancellations and any other acts that may be required in the said survey records and City Survey Department. To follow all its matters, to get done the same and to produce documents.
11. To amalgamate the said property and/or Sub-divide the same if and as need be.



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12. To execute, sign, present and to enter into Agreement of Sale/Deed of Sale, Deed of Rectification, Deed of confirmation, exchange deed or any other deeds with prospective buyer and to register before the Sub-Registrar of Tiswadi Taluka or to the Sub-Registrar of the area for registration with respect to the Flats/Units to be sold along with proportionate undivided share in land.

13. To convey, sell, transfer, exchange or disposition of Flats/Units along with proportionate undivided share in land to prospective buyers/persons and to deliver the possession of the same.

14. To give NOC/Consent for mortgage to the prospective purchasers, to obtain loan from any financial Institution and to execute Deed of Mortgage if need be.



15. To receive consideration from the prospective purchaser in respect of the under construction/built up premises/flats and issue receipt against the payment received.

16. To delegate all or any of the Powers to any person/persons our attorney deems fit.

AND GENERALLY to do and execute all acts, deeds, matters and things relating to or concerning or touching the said property, described in the Schedule hereunder and the proposed building/unit to be constructed thereon as fully and effectually as ourselves would effectively in our person do.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever our said Attorney shall lawfully do or purport to do by virtue of these presents.

[Handwritten signatures]

SCHEDULE

DESCRIPTION OF THE PLOT (SOLD)

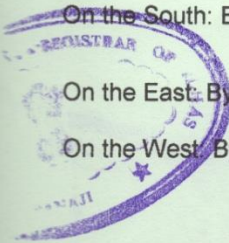
All that the plot no. 17 admeasuring 553 sq mtrs of the property known as 'CHAO OITERAL' situated at Ella/Corlim, Village of Tiswadi taluka, within the limits of Village Panchayat Corlim, Se, Old Goa, North Goa District, State of Goa, and surveyed under Survey No. 14/2. And enrolled in the Taluka revenue office under matríz number 211 and described in the Land Registration Office of Ilhas under No. 4055 of Book B-11 new. The said plot is bounded as under:-

On the North: By 6 mtrs wide road

On the South: By Sub-Division No. 16

On the East: By 8 mtrs wide road

On the West: By Sub-Division No. 18



IN WITNESS WHEREOF the parties have 7 executants this Power of Attorney at Panaji on ²⁸ day of April 2021.

[Handwritten signatures in blue ink]

(SIGNED SEALED AND DELIVERED)

by the within named EXECUTANT NO.1



Uday Mahadev Paranjape

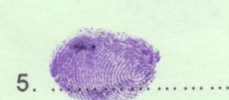
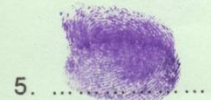
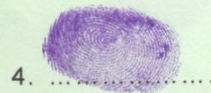
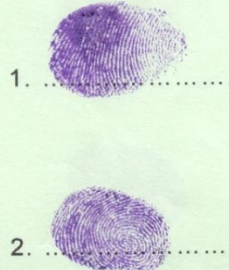
Uday Mahadev Paranjape



(MR. UDAY MAHADEV PARANJAPE)

L.H.F. Prints

R.H.F. Prints



Uday Mahadev Paranjape *UP*

Uday Mahadev Paranjape

UP

(SIGNED SEALED AND DELIVERED)

by the within named EXECUTANT NO.2)



(MRS. PRAMILA UDAI PARANJAPE)

L.H.F. Prints

R.H.F. Prints



2.



3.



4.



5.

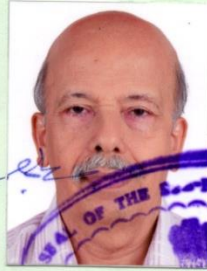


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(SIGNED SEALED AND DELIVERED)

by The Within named OWNERNO.3)



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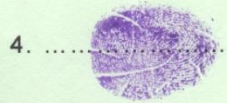
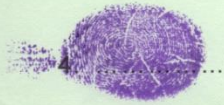
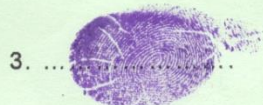
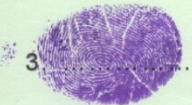
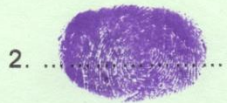
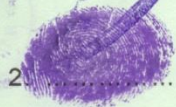
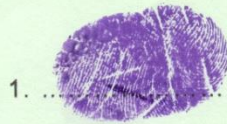
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(SHRI. PANDURANG HARI JOSHI)

L.H.F. Prints

R.H.F. Prints



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(SIGNED SEALED AND DELIVERED)

by The Within named EXECUTANT NO.4)



Joshi

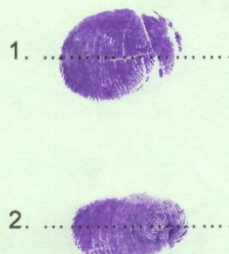
Joshi



(MRS. LALITA PANDURANG JOSHI)

L.H.F. Prints

R.H.F. Prints



hygpc *PD*

H sk Joshi

Joshi

(SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED ACCEPTOR)



Rash

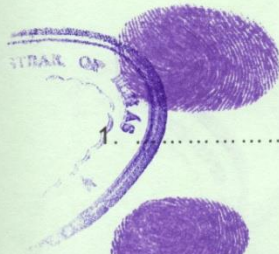
SHRI RAMESH M NAIK

Partner of

(M/S NIRMAN CONSTRUCTIONS COMPANY)

L.H.F. Prints

R.H.F. Prints



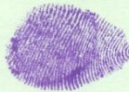
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Rash

In the presence of:-

1. *S. Malik*
(Adv. S. Malik)

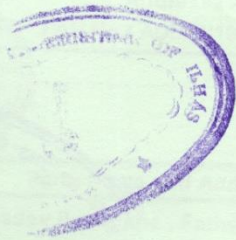
2. *P. Suba*
(Adv. J. Suba)

Hydrabad

RP

R. Suba

Suba





Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Tiswadi

Print Date & Time : - 28-Apr-2021 12:09:11 pm

Document Serial Number :- 2021-PNJ-1170

Presented at 12:01:32 pm on 28-Apr-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Processing Fee	
Total		

Stamp Duty Required :100/-






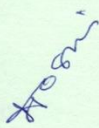



Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ramesh Mahadev Naik ,Father Name:Mahadev Naik, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Bhagvati Enclave, Chimbhel, Tiswadi, Goa, Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Uday Mahadev Paranjape , Father Name:Mahadev Paranjape, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Service, H. No.18 58, Cardoz Vado, Taleigao, Tiswadi, Goa, PAN No.: [REDACTED]			
2	Pramila Udau Paranjape , Father Name:Shantaram Bhave, Age: 61, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No. 18 58, Cardoz Vado, Taleigao, Tiswadi, Goa, PAN No.: [REDACTED]			

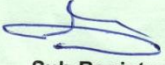
Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Pandurang Hari Joshi , Father Name: Hari Joshi, Age: 69, Marital Status: Married , Gender: Male, Occupation: Service, H.No. 16 133 1, Krishna Kunj, Odlembhat, Taleigao, Ilhas, Goa, PAN No.: [REDACTED]			
4	Lalita Pandurang Joshi , Father Name: Shantaram Bhawe, Age: 67, Marital Status: Married , Gender: Female, Occupation: Service, H.No. 16 133 1, Krishna Kunj, Odlembhat, Taleigao, Ilhas, Goa, PAN No.: [REDACTED]			
5	Ramesh Mahadev Naik , Father Name: Mahadev Naik, Age: 50, Marital Status: Married , Gender: Male, Occupation: Business, Bhagvati Enclave, Chimbhel, Tiswadi, Goa, PAN No.: [REDACTED]			

Witness:

We individually/Collectively recognize the Executant, Acceptor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Jyoti Sutar, Age: 29, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate , Marital status : Unmarried , Address: 403503, 850/14 Chimulwada Poir Maem , 850/14 Chimulwada Poir Maem , Maem, Bicholim, North Goa, Goa			
2	Name: Sujal Gouresh Parab, Age: 30, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate , Marital status : Married , Address: 403503, H.no 82 Gaonkarwada Mulgao Bicholim Goa, H.no 82 Gaonkarwada Mulgao Bicholim Goa, Mulgao, Bicholim, North Goa, Goa			




Sub Registrar

Document Serial Number :- 2021-PNJ-1170

Document Serial No:-2021-PNJ-1170

Book :- POA Register Document
Registration Number :- **PNJ-POA Register-46-2021**
Date : 28-Apr-2021



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

