





spinster, service, holder of PAN Card no. [REDACTED], Aadhaar no. [REDACTED], Indian National, presently residing at Shanta Smruti, 2<sup>nd</sup> Floor, Flat No. 21, Veera Desai Road, Near Courtyard Restaurant, Andheri (W), Azad Nagar, Mumbai, 400053, do hereby state that:-

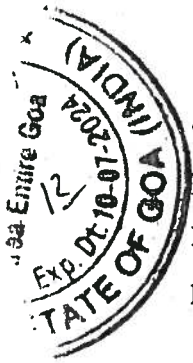
WHEREAS there exists a property known as PAUSACHEM BATULEM or LOBANCHEM BATTATA or MOLLOY or PAUSACHEM BATTACHI XIR or XIR OF PAUSACHEM BATTATA or AWCHIT WADO surveyed under Survey No. 87, Sub-Division No. 5, situated in the village Assonora, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa. The said property admeasures 5625 sq. mtrts, as per survey records and which property is described in the Land Registration Office of Bardez Taluka under no. 27760 at pages 133V of Book B71 and inscribed in the same office under no. 20706 at page 67 of Book G-27 and which property is hereinafter referred to as the SAID PROPERTY more particularly described in the SCHEDULE herein under appearing.

AND WHEREAS the Said Property belongs to MR. ADRIAN PHILLIP TIBERIOUS ABRANCHES alias PHILIP ADRIAN ABRANCHES, married to MRS. CHEW LUDDAWAN ABRANCHES alias LUDDAWON ABRANCHES,

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and MR. CLAUDIO CUSTODIO ABRANCHES, all permanent residents of 2/21, Shanta Smruti, P2 Ridhi Sidhi Nagar, V.D. Road, Andheri (W), Mumbai, Maharashtra.

AND WHEREAS the said MR. CLAUDIO CUSTODIO ABRANCHES is my father and the said MR. ADRIAN PHILLIP TIBERIOUS ABRANCHES alias PHILIP ADRIAN ABRANCHES and MRS. CHEW LUDDAWAN ABRANCHES alias LUDDAWON ABRANCHES are my uncle and aunt and I am holding a General Power of Attorney dated 25.11.2020, duly executed before the Notary Adv. Ruth de Noronha at Margao registered under no. 6410/2020 on their behalf with the respect to the Said Property.

AND WHEREAS MR. MAHESH DATTARAM NARVEKAR, son of Dattaram Narvekar, age 47 years, married, business, Indian National, holder of PAN Card no. [REDACTED], mobile no. [REDACTED], resident of B & F Magnolia, Block C, Flat no. 1, Near Sulekha Apts., Alto-Duler, Mapusa, Bardez-Goa, and 2. MR. SURESH KRISHNA KULAM, son of Krishna Kulam, aged 42 years, married, business, holdind PAN Card no. [REDACTED], and Aadhar no. [REDACTED], Indian National, resident of H.No. 93/10, Santinganwada, Khorlim, Mapusa, Bardez-Goa,

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[Signature]



both partners of M/S. M S DEVELOPERS, a partnership firm, having it's registered office at B & F Magnolia Co-Operative Housing Society, Block C, Flat no. 1, Near Sulekha Apt., Alto Duler, Mapusa, Bardez-Goa have approached to us with the request to develop the Said Property which we have accepted.

AND WHEREAS vide Agreement for Development and Sale dated 19.03.2021 duly registered in the office of the Sub-Registrar of Bardez at Mapusa Goa, registered under no. **BRZ-1-1295-2021** on 23.03.2021 we have entered the development agreement for development of the said property by constructing residential flats/villas and commercial premises like shops/offices etc. and to sell the same to prospective buyers. That the proposed project shall be named as ASSONORA GARDEN.

AND WHEREAS for the purpose of development and carrying its work, obtaining licenses/approvals, obtaining sanad, etc. I am executing this irrevocable power of attorney in favour of the said partners of the M/S. M S Developers in view of the General Power of Attorney dated 25.11.2020 executed by my father, uncle and aunty and on their behalf.

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*Signature*

*Signature*



AND WHEREAS in view of the powers given to me by the said General Power of Attorney, I do hereby and hereunder Nominate, Appoint and Constitute the said MR. MAHESH DATTARAM NARVEKAR, son of Dattaram Narvekar, age 47 years, married, business, Indian National, holder of PAN Card no. [REDACTED], mobile no. [REDACTED], resident of B & F Magnolia, Block C, Flat no. 1, Near Sulekha Apts., Alto-Duler, Mapusa, Bardez-Goa, and 2. MR. SURESH KRISHNA KULAM, son of Krishna Kulam, aged 42 years, married, business, holdind PAN Card no. [REDACTED] and Aadhar no. [REDACTED], Indian National, resident of H. No. 93/10, Santinganwada, Khorlim, Mapusa, Bardez-Goa, both partners of M/S. M S DEVELOPERS, individually/jointly to be our true lawful attorney, for us in our name and on our behalf, to do and execute all the following acts, deeds and things that is to say: -

1. To apply to concern authorities such as Town Planning Department, Electricity Department, Public Works Department (PWD), Town and Country Planning Department, Municipality, Village Panchayats, Registrar of Co-Operative Societies, before the Mamlatdar/Joint Mamlatdars, Deputy Collector, Collector or any of his nominees or subordinates,

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any Civil Registrar/Sub-Registrar or any other authority, governmental autonomous, or otherwise for the purpose of obtaining anything that may be required including (No Objection Certificate) NOC, consents, license/s, permission/s, etc., for development of the Said Property or any other purpose and or for putting up constructions, reconstructions and/or renovations thereon the Said Property or concerning the Said Property.

2. To file inventory proceedings and conduct the same on our behalf. To file declaration of the Head of the Family in the form of affidavit, additional declaration in the form of affidavit, to file initial list of assets, final list of assets, to waive valuation of the assets mentioned in the list of assets, to file scheme of partition, provisional chart of partition and final chart of partition.
3. To appear on our behalf in inventory proceedings filed before any court, represent us; file wakalatnama, file objections or to give no objection to the declaration in the form of affidavit, to the initial list of assets, final list of

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assets, to the valuation of the assets, scheme of partition, to the provisional chart of partition and final chart of partition.

4. To participate in auction (licitation) in inventory proceedings, to bid the assets on our behalf, to represent and sign the minutes of auction on our behalf, to give no objection to the auction held, pay/receive owelty money on our behalf.
5. To apply for conversion sanad of the Said Property, to obtain license/s, permission/s, approval/s etc as may be required for development of the Said Property.
6. To prepare all such plans and applications as such may be required for the necessary approvals from the competent authorities and to receive or collect the said approvals or permissions from the said authorities.
7. To appear and act for us and on our behalf in all Courts, Civil, Criminal, Rent Controller, Mamlatdar, Collector, Deputy Collector, Revenue courts, Civil Supplies offices, Tribunal or in any other Court or before any Authority or

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Officer constituted under any law whether Original, Revisional or Appellate.

8. To apply for inspection and inspect documents and records before any court/s or authority/ies.
9. To obtain copies of documents and papers from any court/s or authority/ies.
10. To apply for registration, mutation, conversion in the land registration offices, revenue registrar, matrizes predials and record of rights including endorsements and cancellations.
11. To obtain all types of refunds including refund of stamp duty, refund, repayment of court fees.
12. To apply for certified copies before any authority or court.
13. To apply under any of the provision under the Land Revenue Code and Rules and to apply for any corrections/modifications, claim and any changes in the survey departments, survey records, survey plans, records of rights, partitions, conversion sanad etc.

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14. To sign all sorts of papers and correspondence and undertakings.
15. To accept all types of notices and summons on my behalf and to issue all types of acknowledgment.
16. To appoint and pay fees of the professionals including architects, chartered accountants, lawyers, attorneys, civil engineers, surveyors, brokers, or any such professional or person appointed concerning the Said Property and to accept valid receipts from such person/s or and professional/s for such payments.

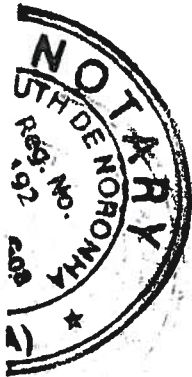
**AND GENERALLY** to do, execute and perform any other act, deed and thing whatsoever which in the opinion of the said attorney ought to be done, executed and performed in relation to the aforesaid property as fully and effectually in all respects as I could do the same if I was personally present.

**AND I DO HEREBY AGREE AND UNDERTAKE** to ratify and confirm all and whatsoever that our said attorney shall lawfully do or

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cause to be done for me by virtue of the powers hereby given.

#### SCHEDULE

#### (DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as PAUSACHEM BATULEM or LOBANICHEM BATTI or MOLLOY or PAUSACHEM BATTACHI XIR or XIR OF PAUSACHEM BATTI or AWCHIT WADO surveyed under Survey No. 87, Sub-Division No. 5, situated in the village Assonora, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa. The said property admeasures 5625 sq. mtrts, as per survey records and which property is described in the Land Registration Office of Bardez Taluka under no. 27760 at pages 133V of Book B71 ad inscribed in the same office under no. 20706 at page 67 of Book G-27 and is bounded as under:-

EAST:- By the property bearing Survey No. 87/6;

WEST:- By the property bearing Survey No. 87/4;

NORTH:- By the property bearing Survey No. 88/1;

SOUTH:- By public road.

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*Chawaran*

*[Signature]*



IN WITNESS WHEREOF we have hereunto set our respective hands and executed this Power of Attorney at Margao on this 31st day of March of the year Two Thousand and Twenty One.

SIGNED AND DELIVERED BY THE WITHIN NAMED EXECUTANTS

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MISS. STACY CHARMAINE ABRANCHES  
alias STACY alias STACY ABRANCHES

ACCEPTED THE POWER OF ATTORNEY AND CONFIRMED BY US

Mahesh Narvekar

1. MR. MAHESH DATTARAM NARVEKAR,

Mahesh Narvekar

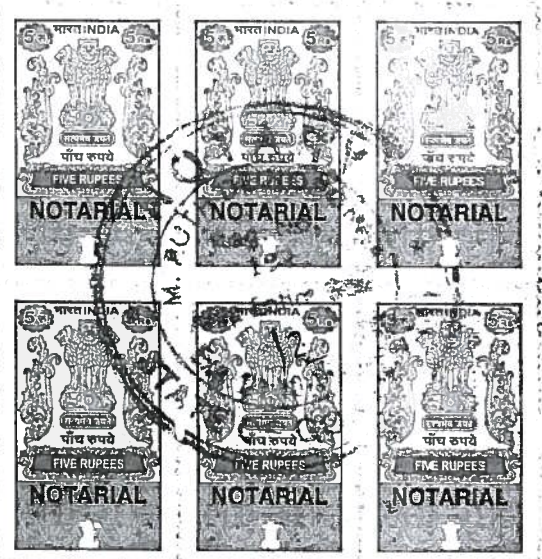


Suresh Krishna Kulam

2. MR. SURESH KRISHNA KULAM

Suresh Krishna Kulam





**EXECUTED BEFORE  
ME WHICH I ATTEST**

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**NOTARY**  
*M. Rui de Feres*  
BARGAO-GOA

Reg. No.: 6492

Date. 31/03/2021