



गोवा GOA Sr. No. 7874 Place of Vend VASCO Date of Sale 29 JAN 2018 447953
Vendor NILESH MADHON GO CHOLIM
Vendor No. 101/42/107 2/03/103-1
Value of Rs. 500/- (FIVE HUNDRED)
Note Number JANET VIEGAS
DONATELIM 101/42/107 2/03/103-1 FLETCHER VIEGAS
POA 101/42/107 2/03/103-1
Stamp Paper for the value of Rs. 500/-
The completion of the value is attached
Sign. Of Vendor Sign. Of Purchaser



IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, this Irrevocable Power of Attorney is executed by WE,

1. MRS. JANET VIEGAS, wife of Mr. Fletcher Viegas, aged 54 years, occupation Teacher, holder of Income Tax Card bearing PAN ABDPV0362J, Aadhaar Card No. 4342 8835 2068, married and her husband;

X O A

2. **MR. FLETCHER VIEGAS**, son of Mr. Saude Viegas, 65 years, Occupation retired seaman, holder of Income Tax Card bearing PAN AJOPV4446N, Aadhaar Card No. 9298 8772 8223, both residents of House No. BF02, 4th Floor, Casa Martinho Luisa Row house, Ratwaddo, Navelim, Salcete Goa 403707, both Indian Nationals, hereinafter referred to as **"EXECUTANTS"**.

WHEREAS WE the **EXECUTANTS** are the joint owners-in-possession of plot described in **SCHEDULE A**. The plot described in **SCHEDULE A** is hereinafter referred to as **"SAID PROPERTY"**.

AND WHEREAS We, the **EXECUTANTS**, vide Agreement for Development, Construction and Sale dated 30/1/2018 duly presented for registration in the office of the Sub-Registrar, Mormugao, have permitted **MR. ALIVIO FARIA**, son of Mr. Ivo Faria, aged about 35 years, married, businessman, holding Income Tax card bearing PAN AAJPF2226N, Aadhaar Card No. 2254 6542 8156, residing at H. No. 142, Near Railway Bridge,, Alto, Dabolim, Goa, to develop the **SAID PROPERTY** and in pursuance thereto inorder to enable **Mr. ALIVIO FARIA** to develop the **SAID PROPERTY** effectively, have agreed to execute an Irrevocable General Power of Attorney, jointly and severally, in favour of **Mr. ALIVIO FARIA**, conferring upon him, the powers to enable him to develop the **SAID PROPERTY** and construct therein building complex thereon, after obtaining necessary permissions, sanctions, approvals certificates of no objection etc. from the authorities concerned and after getting the plans in respect thereof duly approved by the authorities concerned.

AND WHEREAS to give full and final effect to the said understanding We, jointly and severally, hereby execute this Irrevocable General Power of Attorney in favour of **MR. ALIVIO FARIA**.



**NOW THIS INSTRUMENT OF IRREVOCABLE GENERAL
POWER OF ATTORNEY WITNESSETH AS UNDER:-**



WE, the executants, hereby, jointly and severally, **CONSTITUTE, NOMINATE** and **APPOINT MR. ALIVIO FARIA**, son of Mr. Ivo Faria, aged about 35 years, married, businessman, holding Income Tax card bearing PAN AAJPF2226N, Aadhaar Card No. 2254 6542 8156, residing at H. No. 142, Near Railway Bridge,, Alto, Dabolim, Goa, to act as our attorney for us and in our name to do any acts, deeds and things herein below mentioned:

1. To carry out all the necessary documentation from the concerned civic authorities in respect of the **SAID PROPERTY**;
2. To obtain permission from the Town and Country Planning and Development Authorities as may be required for the development and construction of the buildings/bungalows/villas/duplexes/flats/penthouses on the **SAID PROPERTY** and or for obtaining permission;
3. To obtain conversions sanad, construction licenses, development permission, NOC from Health, NOC from PWD, NOC from Water Department, NOC from Electricity Department, and all other necessary permission from the concerned Collector, Dy. Collector, Village Panchayat, health authorities, pollution Board/ authority and any other authority as may be necessary for obtaining Construction licenses for the construction of building/s **SAID PROPERTY**, approval of plans/revised plans, drawings of the building construction, building plans, including rectification/alterations/modification in the plans of construction, form the necessary authority, obtaining Completion Certificate/Occupancy Certificate, water connection, electricity connection and House Tax records in



respect of the constructed premise or premises to be constructed in the **SAID PROPERTY**;

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4. To get approval from any other authority that may be specified by the Government for starting the construction work including Real Estate Regulatory board formed under Real Estate Regulation Act (RERA), to carry out the construction and to get the same completed in the **SAID PROPERTY**;
 5. To change the zone of the Said Property;
 6. To represent us before any authorities in connection with the development of and/or construction of the building/s or bungalows/row houses/villas/apartments/flats/shops on the **SAID PROPERTY** and to sign and to execute and to make any applications/petitions/ drawings, signing the records for submitting and obtaining various approvals as may be required in respect of and for construction of buildings in the **SAID PROPERTY**, including the construction license, occupancy certificate, house tax registration records or any other records/ permissions from the concerned authorities;
 7. To negotiate and finalize sale price in respect of any constructed premises in the **SAID PROPERTY** (except premises reserved for us) and to receive the payment of consideration price in respect thereof either in part or in full, to sign and execute any Agreement for Sale/ Construction/ Assignment/ Understanding/ Rectification/ Sale Deed/ Conveyance Deed/ Transfer/ Exchange Deed/Ratification/ Cancellation of various constructed premises and proportionate share in the land appurtenant to such constructed premises in favour of any party deemed fit by the said attorney/s including themselves or any of their family members, nominee, society and get them registered before the concerned Sub-Registrar, Goa or execute before Notary, to admit execution thereof as well as





to admit the receipt of consideration and to complete the process of registration of such Agreement for Sale/ Understanding/ Construction/ Assignment/ Sale Deed/Conveyance Deed/ Transfer/ Exchange Deed/ Rectification/ Ratification/ Cancellation under the Indian Registration Act, as also to execute Sale Deed in favour of the Society in respect of the **SAID PROPERTY** and the building constructed therein.

8. To do all acts as may be reasonably and lawfully required facilitating development, conversion, amalgamation, demarcation, construction on the **SAID PROPERTY**;
9. To file proceedings in a competent Court of Law such as Civil Suits, Criminal cases or any other proceedings against any third party causing obstruction/hindrance/ delays or stoppage of work of development and construction in the **SAID PROPERTY**, to appoint advocate or advocates and to terminate the appointment of any advocate and to appoint a fresh advocate, to sign Vakalatnama forms, to sign and verify and execute affidavit/s, petition/s, plaint/s, written statement/s, application/s, review application/s, appeal/s, objection/s, cross-objection/s and submissions/s, writ/s or any other proceedings that may be filed in any Court of Law or to defend any proceedings that may be filed by any third parties, to depose on oath, give evidence, as also to compromise and settle such proceedings in respect to development construction activity in the **SAID PROPERTY**, irrespective of the forum of the Court;
10. To appear and represent us before the Mamlatdar, Records of Rights, Survey Department, Inquiry Officer, Planning and Development Authority, Town and Country Planning, Municipality/Village Panchayat, Block Development Officer, Deputy Director or Director of Panchayat/Directorate of Municipal



Administration, Government or Semi Government authorities and before any other authority including comunidade offices, Police Stations, L.A.O., Registration office and in any public offices, in relation to or touching the **SAID PROPERTY**.

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- 11.To sign, file and execute any application/s, form/s, petition/s, memorandum for formation of Co-operative Housing Society or Association of Persons or Maintenance Society or limited company etc. of buyers of various premises of the said building to be constructed in the **SAID PROPERTY** and issue No Objection Certificates in connection therewith and do all acts required for formation of such entity and to transfer the **SAID PROPERTY** in the name of such society by executing conveyance deed.
 - 12.To give/issue NOC to any Bank/s, Financial Institution/s, credit society/s or to Prospective Purchaser/s who may need the same, to grant/obtain necessary finance/loan for the purpose of purchase of any premises to be constructed/duly constructed in the **SAID PROPERTY**, except premises reserved for us and give necessary undertaking to the Bank/s, financial institution/s, credit society/s in connection with and for the purpose of purchase by the prospective purchasers of the proposed premises to be constructed/duly constructed in the **SAID PROPERTY**, except our premises.
 - 13.To mortgage the **SAID PROPERTY** or any of the **DEVELOPER'S PREMISES**, either by deposit of title deeds or registered mortgage and obtain financial assistance from any bank/financial institution/credit society/private person.
 - 14.To file or to submit necessary documents before the concerned officers/ departments and to receive back the said documents from the said authority and to on my behalf apply for the different documents from the various authorities.

15.To approach any person and/or department for the purpose of pursuing any matter in which my interests are involved and for such purpose sign and file on my behalf the necessary applications/declarations/petitions.

16.To delegate or sub-delegate any or all powers conferred by us on our said attorney by virtue of present power of attorney or such other additional powers as our said attorney deems fit and proper though not conferred by this power of attorney.

AND GENERALLY to do or execute or perform all lawful deeds or things or matters for all or any of the purposes aforesaid and for giving full and final effect to the powers hereinabove conferred in relation to the **SAID PROPERTY**.

AND WE do hereby ratify and confirm that all acts, deeds and things done by our said attorney/s and the same shall be deemed to have been acts, deeds and things done by us personally and We undertake to ratify and confirm all and whatsoever that our said attorney/s shall do or purport to do or cause to be done by virtue of these presents.

This Power of Attorney is executed Jointly and Severally by the **EXECUTANTS** in favour of **MR. ALIVIO FARIA** and as such any unfortunate happening like that of death of any executants shall not render this power of attorney invalid. We further undertake to execute additional or supplementary power of attorney in favour of **MR. ALIVIO FARIA** and or any other person of his choice.

SCHEDULE A

(Of the SAID PROPERTY)

ALL THAT Plot No. 89, admeasuring an area of 568.00 sq. metres, at development scheme known as Kesarval Spring Valley, forming part of the Survey No. 131/13, 14 and 15 of Quelossim village which forms

part of the property described in the **SCHEDULE A** hereinabove written and is bounded as under:

- East : by Plot No. 82;
- West : by 8 metres wide internal road & open space;
- North : by 8 metres wide internal road; and
- South : by Plot No. 88.

IN WITNESS WHEREOF, WE have executed this power of attorney at Mormugao on this 30th day of January, 2018.

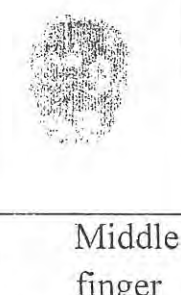
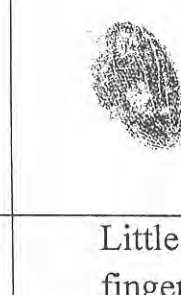
SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED "EXECUTANTS":
Mrs. JANET VIEGAS
Member No. 1 of the EXECUTANTS



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. JANET VIEGAS



				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. JANET VIEGAS**

Mr. FLETCHER VIEGAS

Member No. 2 of the EXECUTANTS



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. FLETCHER VIEGAS**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. FLETCHER VIEGAS**



ACCEPTED BY ME



Witnesses:

1. Adv. Hagjit Kam *Hagjit*
2. Shubham Chy. *Shubham*



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 30-01-2018 03:10:24 PM

Document Serial Number : 190



Presented at 12:36:00 PM on 30-01-2018 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1000.00
2	Processing Fees	150.00
	Total :	1150.00

Stamp Duty Required: 40.00

Stamp Duty Paid: 500.00

Mr. Alivio Faria presenter

Name	Photo	Thumb Impression	Signature
Mr. Alivio Faria, S/o Mr. Ivo Faria , Married, Indian, age 35 Years, Business, r/o H.No.142, Near Railway Bridge, Alto Dabolim, Goa 403801			

Endorsements

Executant

1 . Mrs. Janet Viegas, W/o Mr. Fletcher Viegas, Married, Indian, age 54 Years, Teacher, r/o H.No.BF-02, 4th Floor, Casa Martinho Luisa, Ratwaddo, Navelim, Salcete Goa. 403707

Photo	Thumb Impression	Signature

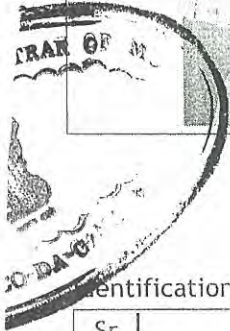
2 . Mr. Fletcher Viegas, S/o Saude Viegas, Married, Indian, age 65 Years, retired seaman, r/o H.No.BF-02, 4th Floor, Casa Martinho Luisa, Ratwaddo, Navelim, Salcete Goa. 403707

Photo	Thumb Impression	Signature

		
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3 . Mr. Alivio Faria, S/o Mr. Ivo Faria, Married, Indian, age 35 Years, Business, r/o H.No.142, Near Railway Bridge, Alto Dabolim, Goa 403801

Photo	Thumb Impression	Signature
		



Identification

Sr No.	Witness Details	Signature
1	Adv. Harjit Kaur , W/o Prasad Dessai, Married, Indian, age 39 Years, Advocate, r/o Vasco da Gama Goa.	


Sub-Registrar

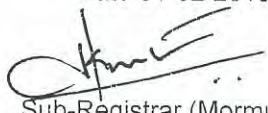
UB - REGISTRAR
MORTGAGES

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Register of Power of Attorney Document
Registration Number MOR-BKPoA-00004-2018
CD Number MORD29 on
Date 01-02-2018



Sub-Registrar (Mormugao)

SUB-REGISTRAR
MORMUGAO

Santa Coloy
Coloy



Scanned By

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA MORMUGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 30/Jan/2018 03:10 PM

Date of Receipt: 30/Jan/2018

Receipt No: 1943

Serial No. of the Document: 190

Nature of Document: Power of Attorney

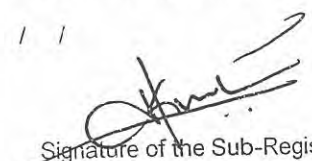
Received the following amounts from Sri Mr. Alivio Faria for Registration of above Document in Register of Power of Attorney for the year 2018

Rs.Ps

Registration Fee	1000.00
Processing Fees	150.00
Total :	1150.00

Amount in words: Rupees One Thousand One Hundred Fifty Only.

Probable date of issue of Registered Document: / /


Signature of the Sub-Registrar

~~TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL~~

Please handover the Registered Document to the person named below:

Name of the Person Authorized:

Specimen Signature of the Person Authorized

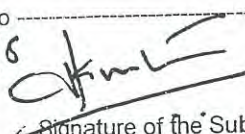

Signature of the Presenter

~~TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT~~

The Registered Document has been handed over to

on 30/01/18

Signature of the person receiving the Document


Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

Ref. No. **DTT/6050/6/MTP/2018/170**
Town & Country Planning Dept
Government of Goa
2nd Floor, Office of the Director
Vasco-da-Gama, Goa
Date: **22/02/2018**

Office of the Town Planner.
Town and Country Planning Deptt.
Mormugao Taluka Office
Vasco-da-Gama.
Goa.

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out proposed **construction of building and compound wall** as per the enclosed approved plans in the property zoned as Settlement in Outline Development Plan of Mormugao 2001 and Regional Plan for Goa 2021 (presently kept on hold) situated at **Quelossim Village, Mormugao Taluka bearing Survey No. 131, sub division 13, 14 and 15, plot No. 89** with the following Conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be affected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the application will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 mts x 0.60 mts with writing in black color on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1983 before obtaining construction licence.
6. The soak pit should not be located within a distance of 15.00 mts from any existing well in the surrounding area.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion order has to be obtained from this office before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the affected plot abutting the road.
10. Adequate Utility space for the transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner has to be obtained before commencement of the works as per the provisions of Section 17(A) of the Goa Town and Country Planning Act 1974.
12. The ownership of the property and the traditional access if any passing through the property shall be verified by the Village Panchayat Office before issue of construction licence.
13. The Village Panchayat shall not issue any trade licence in the stilt floor/garage and shall be strictly used for parking of vehicles only.
14. All the set backs shown in the approved site plan has to be strictly maintained.

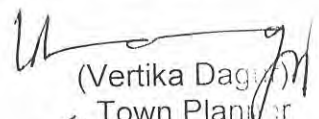
15. No completion order shall be issued if the construction is carried out in violation of the approved plan.
16. Adequate arrangement shall be made for the collection of garbage and its safe disposal at the satisfaction of the Village Panchayat.
17. The construction of compound wall shall not amount to blocking of any natural water course and adequate number of openings in the compound wall shall be made for smooth flow of water.
18. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
19. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80 mts and along the boundary abutting on a street upto a height of 1.00 mts only and which shall be of closed type up to a height of 90 cms. only and open type above that height.
20. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0 mts from the crown of the road for a length of 9.00 mts from the intersections corner of the plot on both sides of the plot.
21. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00 mts radius for roads upto 10.00 mts R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
22. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
23. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat before issuing licence.
24. Construction of compound wall shall be carried out after leaving setback of 5.00 mts and 4.00 mts towards northern and eastern side respectively.
25. The still floor area shall not be enclosed at any point of time and same shall be used for parking of vehicles only.

Engineer who has design the RCC structure of the project proponent is liable for structural designs and stability of the project. Structural liability certificate dated 29/01/2018 issued by **Eng. Vidhyadhar Kakodkar bearing Reg. No. SE/0042/2010.**

Note:- Pursuant to this office assessment Order No. DH/6050/6/MTP/2018/159 dated 20/2/2018, the applicant has paid the Infrastructure Tax for an amount of Rs.1,37,990/- (Rupees one lakh thirty seven thousand nine hundred and ninety eight only) vide Challan No. 15/infra tax/MTP/2018 dated 20/2/2018.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 6/2/2018 RECEIVED FROM **MRS. JANET VIEGAS.**

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(Vertika Dag)
Town Planner

To,
Mrs. Janet Viegas.
C/o. Casa Maratinho Luiza,
BF-02, 4th floor, Navelim,
Salcete-Goa.
Copy to:-
The Sarpanch/Secretary.
Village Panchayat of Quecrossim,
Mormugao-Goa.