

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Ponda
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 02-Sep-2021 12:33:38

Date of Receipt: 02-Sep-2021

Receipt No : 2021-22/11/644

Serial No. of the Document : 2021-PON-1227

Nature of Document : **Conveyance - 22**

Received the following amounts from **Prashant Kantilal Thakkar Partner Of Thakkar And Associates** for Registration of above Document in Book-1 for the year 2021

| | | | | |
|-------------------|---|-----------|--|-------|
| Registration Fee | 97200 | E-Challan | • Challan Number : 202100838417 • CIN Number : CPABAREHW7 | 97200 |
| Processing Fee | 1440 | E-Challan | • Challan Number : 202100838417 • CIN Number : CPABAREHW7 | 920 |
| | | E-Challan | • Challan Number : 202100849219 • CIN Number : CPABAVFYN2 | 520 |
| Total Paid | 98640 (Rupees Ninety Eight Thousands Six Hundred And Forty only) | | | |

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

**SUB-REGISTRAR
PONDA**

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

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

The Registered Document has been handed over to on Dated **02-Sep-2021**

Signature of the person receiving the Document

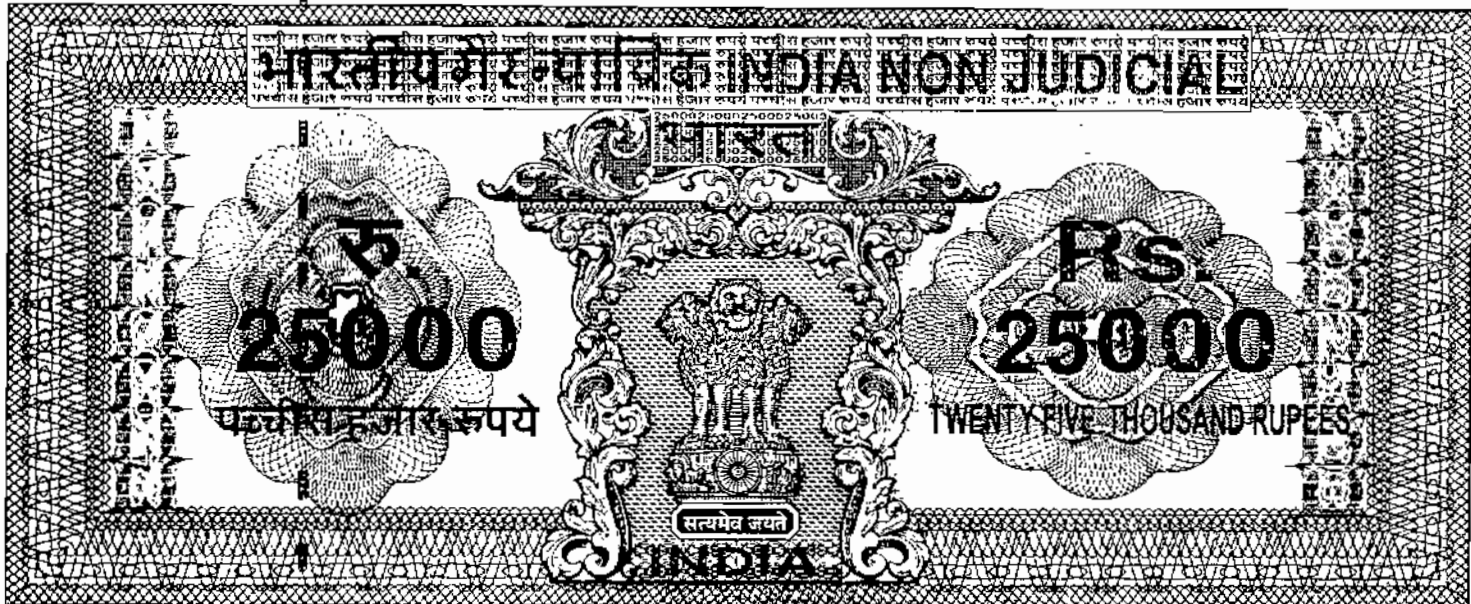


Signature of the Presenter


22/9/2021

Signature of the Sub-Registrar

**SUB - REGISTRAR
PONDA**



गोवा GOA

099711

Sr. No. 2185 Place of Vend PONDA Date of Issue 30/8/2021
Value of Deed Rs. 25000/-
Purchaser THAKKAR & Associates
Address Prabhunagar, Ponda Goa.
Total value of land/immovable property of the value of Rs. 97,200/-
Additional Stamp Paper for the completion of the value is attached along with

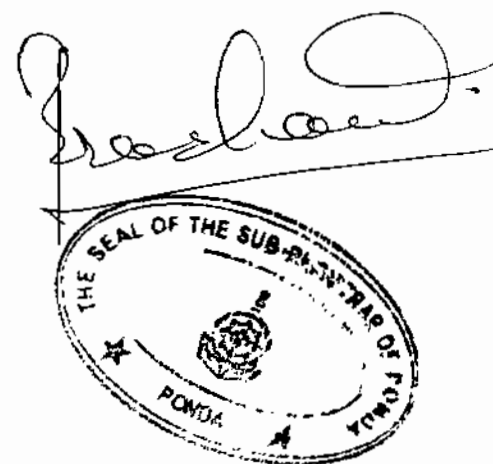
Signature of The Vendor
Tr. No. AC.STP.VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser

227/2021

POND-1-1185-2021

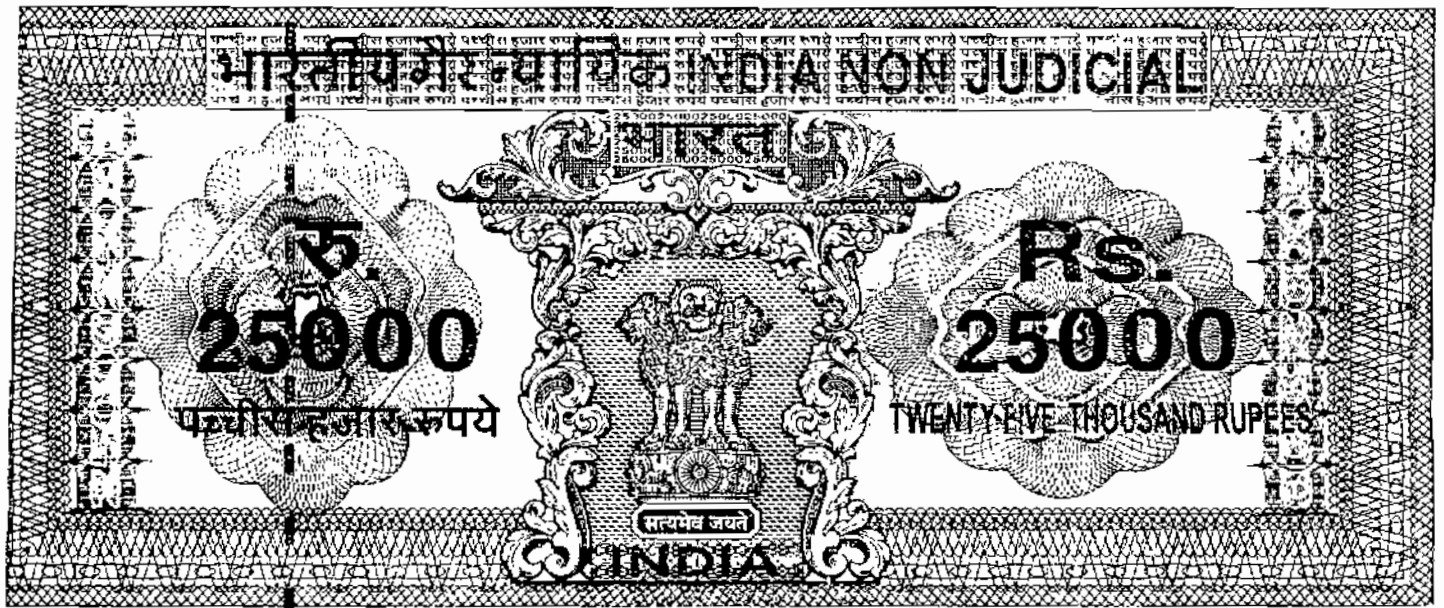
PRASHANT. K. THAKKAR.



DEED OF SALE

tee

Prashant



गोवा GOA

099770

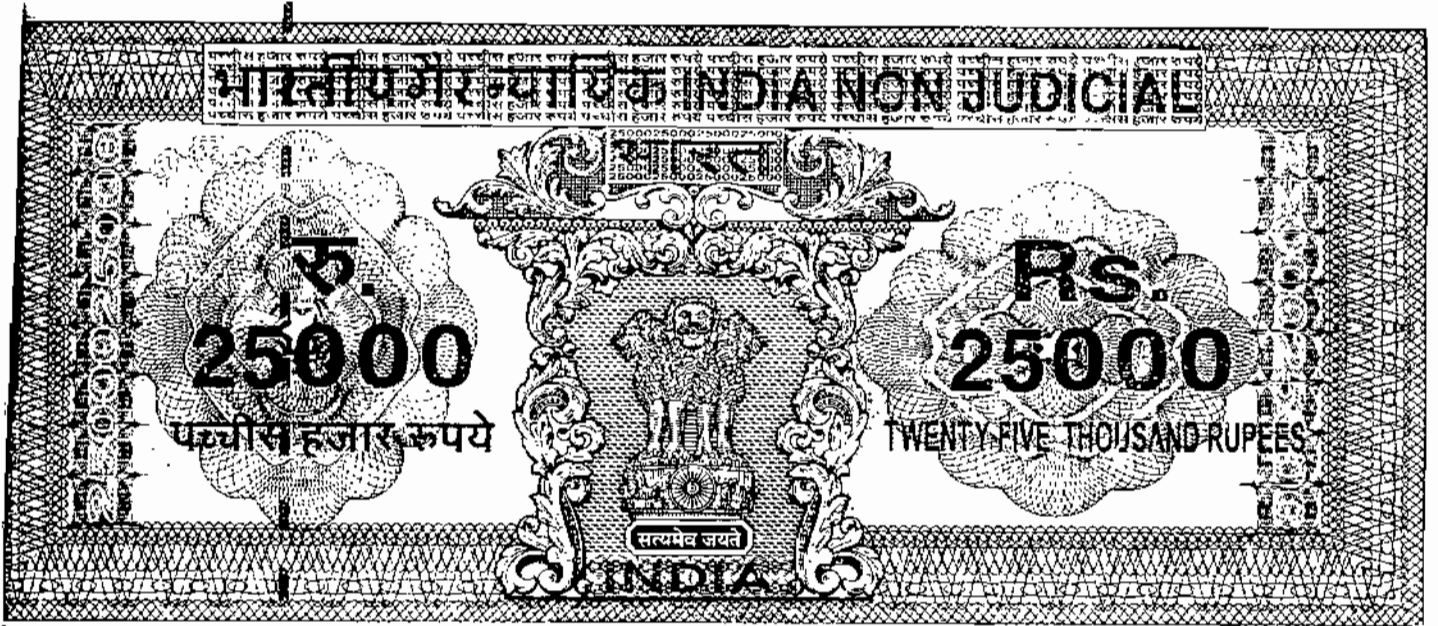
Sr. No. 2185 Place of Vend PONDA Date of issue 30/8/2021
Value of the property 25000/-
Thakkak & Associates
Real Estate Agents of Ponda Goa.
Total value of the property of the value of Rs. 97200/-
A Stamp Paper for the completion of the value is attached along with
[Signature]
Signature of the Vendor
Signature of the Purchaser
U.S. AC/SEPA/24/07/2015 DT. 11/12/2015



THIS DEED OF SALE is executed at Ponda Goa within the Registration, Sub-

free

[Signature]



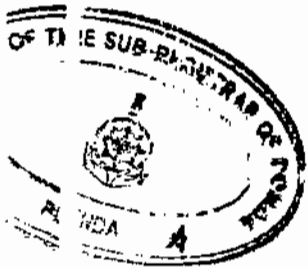
गोवा GOA

099771

Sr. No. 2185 Place of Vend PONDA Date of issue 30/8/2021
Value of the paper 25000/-
Thakkar & Associates
Probhucagar Road Ponda Goa
paper of the value of Rs. 97200/-
Additional Stamp: Paper for the completion of the value is attached along with

Signature of The Vendor
Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



3

District and Taluka of Ponda, District of
South Goa, State of Goa on this 31st day of

for



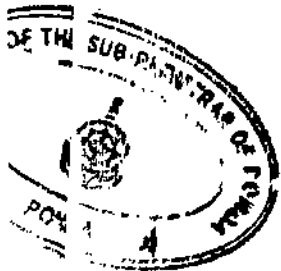
गोवा GOA

015830

Sr No. 2185 Place of Vend PONDA Date of issue 30/8/2021
Value of Stamp 20000/-
Name of Thakkar & Associates
Prabhunagar Ponda Goa
Additional Stamp paper of the value of Rs. 97200/-
Additional Stamp paper for the completion of the value is attached along with

Signature of The Vendor
Doc No. AC/STP/VEN/197/2015 DT. 11/12/2015

Signature of the Purchaser

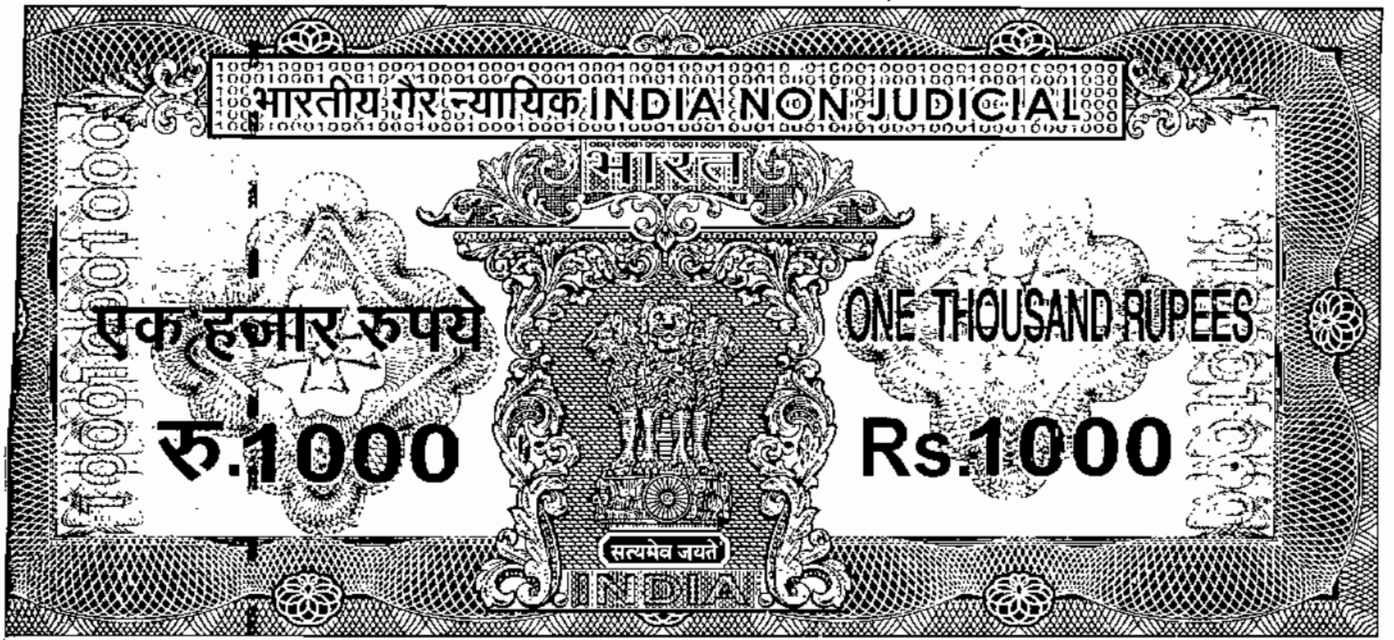


4

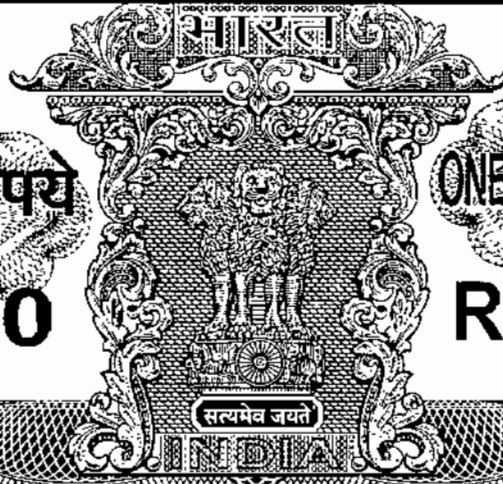
August 2021 (31/08/2021).

BETWEEN

hcc



एक हजार रुपये
रु. 1000



ONE THOUSAND RUPEES
Rs. 1000

वा GOA

578807

Sl. No. 2185 Place of Vend. PONDIA Date of issue 30/8/2021
 1000/-
 Thakkar & Associates
 Prabhudesai's Ponda Goa
 Rs. 97200/-
 Actual Stamp Paper for the completion of the value is attached along with

Signature of The Vendor
 Lic. No. ACIST/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser

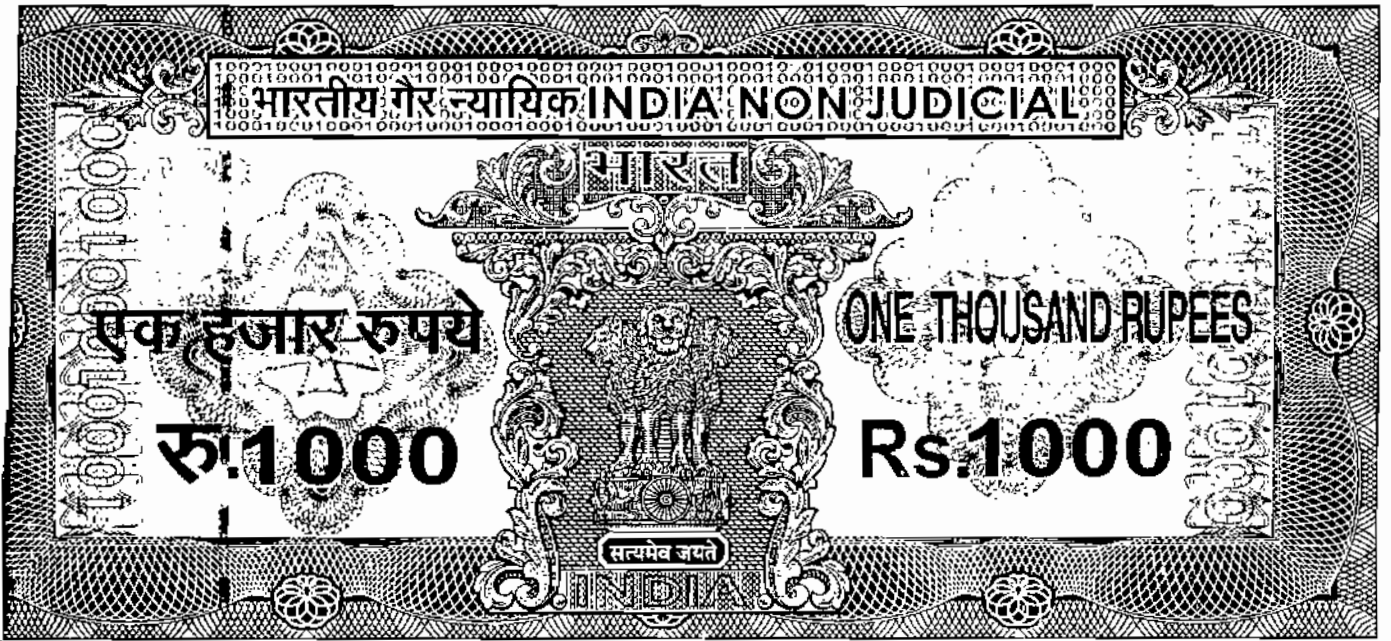


5

1) MRS. SHUBHA SHANTILAL
 PRABHUDESAI, wife of late shri.
 Shantilal Ramchandra Prabhu Dessai, 65

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[Handwritten signature]



वा GOA

578808

Serial No. 2185 Date of issue 30/8/2021

Value of stamp 1000/-
 Issued by Makhan & Associates
 Probhunages of Pancha Creay

Value of the stamp of the value of Rs. 97200/-
 Additional Stamp Paper for the completion of the value is attached along with

Signature of The Vendor
 (Lic. No. AC/ST/IVENIC/2015 DT. 11/12/2015)

Signature of the Purchaser



6

years of age, business, married, bearing
 Adhar card No. 3641 7140 1335, Mobile
 No. 9527008460

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Signature of the Purchaser



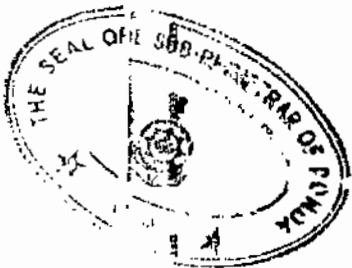
गोवा GOA

Sl. No. 2185 Amount of stamp Rs. 100/- Date of issue 30/8/2024 A 235724

Vendor's Name: Thakkar & Associates
 Address: Prabhudesai, Bonda, Goa
 Amount of the value of Rs. 97,200/-
 Actual receipt of the value is attached along with

Signature of The Vendor
 Lic. No. AO/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchase:



7

2) SHRI RUDRESH SHANTILAL
 PRABHUDESAI, son of late Shantilal
 Ramchandra Prabhu Desai age about 39

Free

[Signature]



गोवा GOA

Sr. No. 2185 Place of Vendor PONDA Date of Issue 30/12/2021 A 235725
Value of the stamp 100/-
Name of the Vendor Thakkar & Associates
Name of the Purchaser Prabhakar Rameshwar
Address of the Purchaser Ponda Goa
Total value of the stamp 97200/-
Additional Stamp: Payment on completion of the value is attached along with

Signature of The Vendor
Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



8

years, married, service, bearing Aadhar card
No. 8584 1371 5143 and pan card No.
ANCPP2092G

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3) **MRS. REVA RUDRESH PRABHU DESSAI** alias **REVA RUDRESH DESSAI**, Wife of shri Rudresh Shantilal Prabhu Dessai, age about 23 years, married, Housewife, bearing Aadhar card No. 5550 2374 9554, and pan card No. GBIPP4542R. Mobile No. 9923644656.

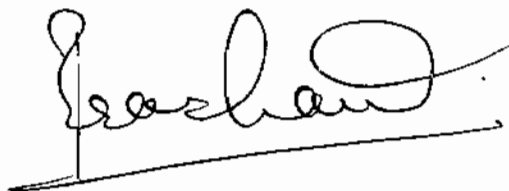
4) **MRS. DEEPA PRASHANT DESSAI** alias **DEEPA PRASHANT PRABHU DESSAI** wife of shri Prashant Shantilal Prabhu Dessai, age about 37 years, married, housewife, bearing Aadhar card No. 2621 2785 7055 and pan card No. AHWPD6258L. Mobile No. 9923644656.

5) **SHRI. PRASHANT SHANTILAL PRABHUDESAI** alias **PRASHANT SHANTILAL PRABHU DESAI** alias **PRASHANT SHANTILAL DESSAI** son of late Shantilal Ramchandra Prabhudesai age 41 years, married, business, bearing Aadhar card No. 4622 2596 3613 and pan card No. AHWPD6259M, All resident of H. No.19 Talsai, Borim, Ponda -Goa. Mobile No. 9637386633.

6) **MS. SWATI SHANTILAL PRABHUDESAI** alias **MRS. SWATI NIRANJAN TAMHANKAR** alias **SWATI SHANTILAL PRABHU DESSAI**, daughter of late shri Shantilal Prabhudesai, age 35 years married service, bearing Aadhar card No. 6608 0358 1433 and pan card No. AQAPT5703B Mobile No. 8007382457.

7) **SHRI NIRANJAN SOMNATH TAMHANKAR** son of late Shri Somanath Vasudev Tamhankar, age 39 years, married, service, bearing Aadhar card No. 7293 8371 0827 and pan card No. AIAPT0575F Mobile No. 9823468438 both resident of Dhavli, Ponda Goa hereinafter referred to as the **VENDORS** (which expression unless repugnant to the context or meaning thereof mean and include their heirs, legal representatives, administrators, executors and assigns) of the **FIRST PART**.

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The Vendors herein are represented by **SHRI. PRASHANT SHANTILAL PRABHUDESAI** alias **PRASHANT SHANTILAL PRABHU DESAI** the vendor No. 5 vide power of attorney executed and registered before the notary Nelson Soares under registration No. 1529 dated 17th April 2019.

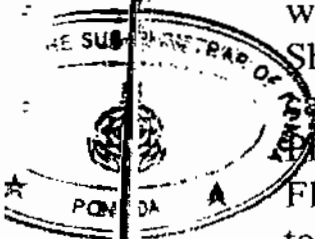
AND

- 1) **THAKKAR & ASSOCIATES**, a partnership firm registered under Indian partnership act, under registration No. BA36795 Having pan card No. AAFT4012B, registered office address at Shriram chamber first floor 700/1 Ganpatipet Sangli Maharashtra represented herein by its working partner **Shri. Prashant Kantilal Thakkar** son of Shri Kantilal Thakkar, age 45 years, married, bearing Aadhar Card NO 8025 0255 7455 and Pan card No. AANPT3837F Phone No. 8208596611 resident of Shree ram chambers, 1st Floor sangli, miraj Sangli Maharashtra hereinafter referred to as **PURCHASERS** (which expression unless repugnant to the context or meaning thereof mean and include their heirs, legal representatives, administrators, executors and assigns) of the **SECOND PART**. All the Parties intervening in this deed are Indian nationals.

WHEREAS Vendors are the owners in direct possession of a Property / plot of land admeasuring area of 2,700 Sq.mts property known as "KANGEMOL @ CANGIMOL @ CALGUECHO MOLLO" situated at kangemol in Borim village, surveyed under no. 109/3 of the village of Borim Taluka and Sub-District of Ponda of North Goa and duly registered in the land registration office of ilhas under no.2898 of book B-32 (old) at folio 416 to folios 418

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Handwritten signature



enrolled in the Taluka Revenue office under Matriz nos. 661 and is bundled under as.

EAST: By Ambhai Sadashiv Sinai (Comunidade),


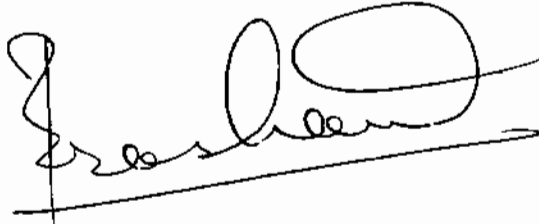
WEST: By other Half of property Talsai

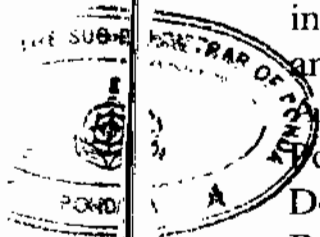
NORTH: By Rivulet

SOUTH: By half property of Canguicho molo.

More particularly described in schedule I herein below.

AND WHEREAS the said property has been originally inscribed in favour of Visvambora Narana Porobo Dessai, and his son Shri Ramchandra Vishvambora Porobo Dessai. And whereas after the demise of shri Visvambora Narana Porobo Dessai and his wife Loximim Visvambora Porobo Dessai the said property was inherited by their only son Shri Ramchandra Vishvambora Porobo Dessai and his wife Sitabai Ramchandra Porobo Dessai, the said Ramchandra Vishvambora Porobo Dessai who was also known as Ramchandra Vishvambar P. Desai alias Ramchandra V. Prabhu Dessai alias Ramchandra Vishvambhar Prabhu Dessai alias Ramchandra Prabhu Dessai and his wife smt. Sitabai Ramchandra Porobo Dessai expired on 28 November 1979 and 2nd July 1985 respectively, leaving behind them Shri Shantilal Ramchandro Porobo Dessai also known as Shantilal Ramchandra Porobo Desai, alias, Shantilal Ramchandro Prabhu Dessai also known as Shantilal R. Prabhu Dessai alias Shantilal Ramchandro Prabhu Desai as their sole and universal heir, married to Shuba S. Prabhu Dessai alias Shubha Shantilal Prabhu Dessai, Declared so vide deed of succession dated 10th august 2000 before notary



ex-officio Ponda on 14 august 2000 under No. 103 at pages 87 onwards of Notarial book for deeds No. 388.

AND WHEREAS Shri Shantilal Ramchandro Porobo Dessai also known as Shantilal Ramchandra Porobo Desai alias, Shantilal Ramchandro Prabhu Dessai also known as Shantilal R. Prabhu Dessai alias Shantilal Ramchandro Prabhu Desai expired on 16/12/2005 leaving behind vendors herein as the absolute owners in possession of said plot/property which is so declared vide deal of succession dated 26 April 2006 executed before notary ex-officio Margao at folio 34-35 of deed book No. 1492.

AND WHEREAS the purchaser herein is a partnership firm and is interested to purchase the undivided share from the aforesaid property.

AND WHEREAS after rounds of negotiations the vendors agreed to sell 60% share in the aforesaid property to the purchaser at the rate of Rs. 2,000 per mt².

AND WHEREAS pursuant to the oral understanding the vendors herein agreed to sell 60% undivided share in the said property to the purchaser counting an area of 1620 Mt² for a total consideration of Rs. 32,40,000 (Rs. Thirty-two lakhs forty thousand only) which is a fair market value of the said portion.

NOW THIS DEED WITNESS AS UNDER

1. That the vendors have received amount of Rs. 32,40,000 (Rs. Thirty-two lakhs forty thousand only) from the purchaser under different instalments towards the purchase of the said undivided area of 1620 mt² and the

for


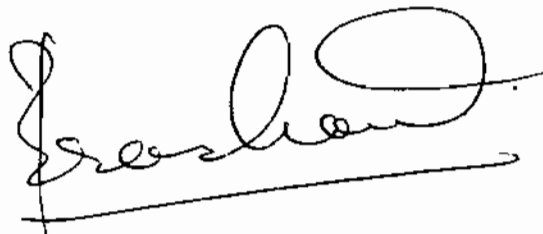
Prashant

vendor acknowledge the receipt of the same and forever acquit the purchaser from its liability.

The VENDORS shall convey, sale, transfer, assign and assure unto the PURCHASER, free from all and any encumbrances and/ or charges whatsoever of the said undivided area of admeasuring 1620 sq. mts. Of the said plot/property bearing survey No. 109/3 of village Borim, together with privileges, easements and appurtenances hereby conveyed **TO HAVE AND TO HOLD** the said undivided portion transferred or assured or intended unto and to the use and benefit of the PURCHASER absolutely and forever. More particularly described in schedule II herein below.

2. The VENDORS covenant with the PURCHASER that notwithstanding any act, deed, matter or things made, done to the VENDORS have absolute authority to sell, transfer, convey, grant, assign and assure the said undivided portion admeasuring 1620 sq. mts. in area, hereby sold to the use and benefits of the PURCHASER in the manner aforesaid.

3. The VENDORS declare that the PURCHASER shall hereafter be the absolute owner of said undivided area of admeasuring 1620 sq. mts. which is more particularly described in schedule II herein below having title in possession without any hindrance, interruption, claim or demand whatsoever from and by the VENDORS.



4. The VENDORS covenant with the PURCHASER that they shall and will from time to time and at all time hereafter at the request of the PURCHASER do and execute and cause to be done all such further acts, deeds, things, conveyances and assurances in law whatsoever for the better title and to the use of the PURCHASER aforesaid.

5. The VENDORS further covenant with the PURCHASER that they shall save harmless interest and keep indemnify the PURCHASER from and against all losses, cost and expenses which he may sustain or incur by reason of any lawful claim or demand being made by any person to the said undivided area of admeasuring 1620 sq. mts.

6. The said undivided area of admeasuring 1620 sq. mts. hereby sold and transferred subsists and the VENDORS have good title, full power and absolute authority to sell and transfer the same. The VENDORS further covenant with the PURCHASER that the said undivided area of admeasuring 1620 sq. mts. hereby sold is free from any person or persons having any right or obligations therein and if for any defect in the title of the VENDORS, the PURCHASER is deprived of the or any part thereof then the VENDORS hereby undertake to indemnify the PURCHASER accordingly.

hce
J. Reshwan

7. The VENDORS shall undertake to attend at the cost of the PURCHASER as and when required to execute or sign the relevant documents.

8. The VENDORS hereby declare that the said plot/property under survey No. 109/3 of village Borim of Ponda Taluka admeasuring 2700 sq. mts. is free from all sorts of encumbrances whatsoever nature since they have not mortgaged or obtained loan from the bank or any other financial institutions.

9. THE VENDORS hereby gives their no objection to the PURCHASER to insert their name in survey index of survey No. 109/3 as its Co. owners along with the vendors, by mutating the records before mamlatdar of Ponda Goa.

SCHEDULE I

ALL THAT Property / plot of land admeasuring area of 2700 Sq.mts property known as "KANGEMOL @ CANGIMOL @ CALGUECHO MOLLO" situated at kangemol in Borim village, surveyed under no. 109/3 of the village of Borim Taluka and Sub-District of Ponda of North Goa and duly registered in the land registration office of ilhas under no.2898 of book B-32 (old) at folio 416 to folios 418 enrolled in the Taluka Revenue office under Matriz nos. 661 and is bundled under as.

for

[Signature]

EAST: By Ambhai Sadashiv Sinai (Comunidade),

WEST: By other Half of property Talsai

NORTH: By Rivulet

SOUTH: By half property of Canguicho molo.

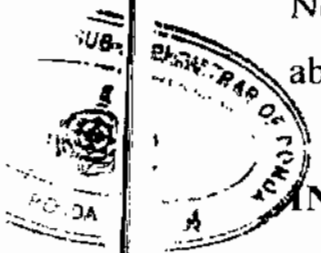
SCHEDULE II

All that undivided area of 1620 mt² forming part of survey No. 109/3 of village Borim of Ponda Taluka described herein above.

IN WITNESS WHEREOF all the parties hereinabove have set and subscribed their respective hands to this Deed the day and the year first hereinabove mentioned in presence of two witnesses:

for

[Signature]



**SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED VENDORS**

hcc



hcc

**(SIGNED BY SHRI PRASHANT SHANTILAL
PRABHU DESSAI FOR SELF AND for vendors No. 1 to
4 and 6 and 7)**



(RIGHT HAND IMPRESSIONS)



(LEFT HAND IMPRESSIONS)

hcc

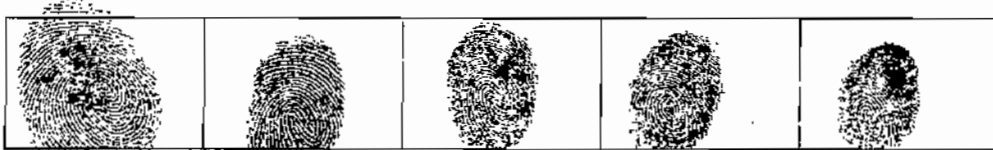
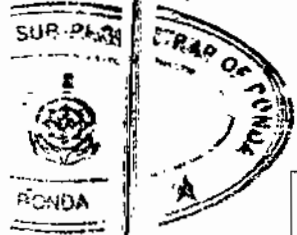
Prashant

**SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER**

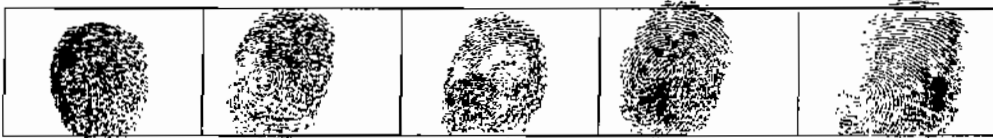
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**(THAKKAR & ASSOCIATES through its partner
Prashant Kantilal Thakkar)**



(RIGHT HAND IMPRESSIONS)




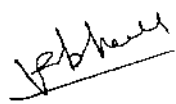
(LEFT HAND IMPRESSIONS)

hcc

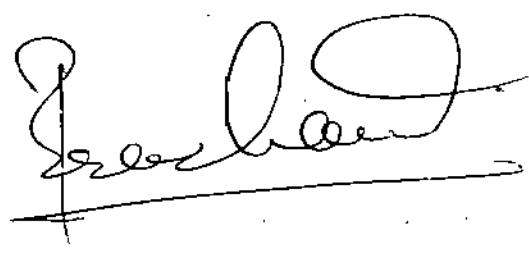
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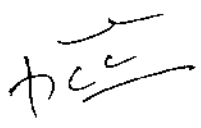
Witnesses: -

1. Tanay Phadte 

2. Vipin Prabhu 









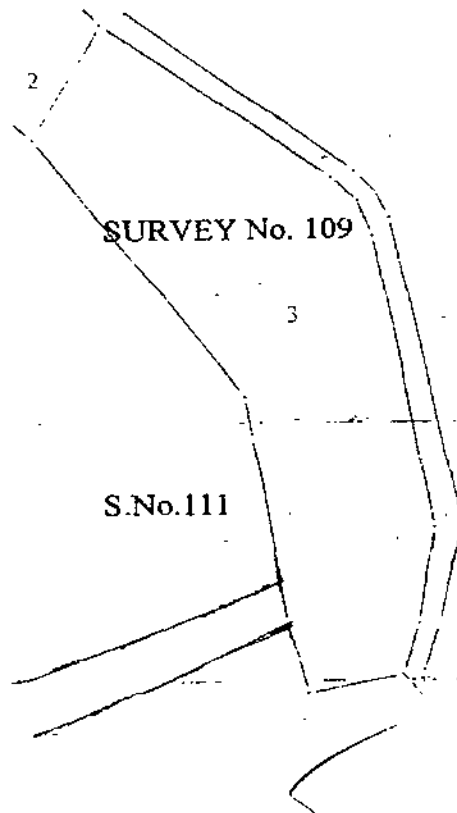
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 PANAJI - GOA

Inward No 169183



Plan Showing plots situated at
 Village : BORDM
 Taluka : PONDA
 Survey No./Subdivision No. : 109/ 3
 Scale : 1 : 1000

anha
 Inspector of Survey &
 Land Records.



SURVEY No. 109

3

S.No.111

Naik

Borden

*Antunodkar
 4/1/2011
 D'may
 CR-3*

Generated By : Dinesh Naik
 On : 03-02-2011

Compared By:

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Sep-2021 12:21:50 pm

Document Serial Number :- 2021-PON-1227

Presented at 12:00:22 pm on 02-Sep-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|--------------|------------------|---------------|
| 1 | Stamp Duty | 97200 |
| 2 | Registration Fee | 97200 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 1440 |
| Total | | 198340 |

Stamp Duty Required :97200/-



















Stamp Duty Paid : 97200/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Prashant Kantilal Thakkar Partner Of Thakkar And Associates ,Father Name:Kantilal Thakkar, Age: 46, Marital Status: Married ,Gender:Male, Occupation: Business, Address1 - 700 1 Shri Ram Chambers first floor Ganpati Peth Sangli Maharashtra, Address2 - Mumbai Maharashtra, PAN No.: AAAFT4012B | | | |







Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | Prashant Shantilal Prabhudesai Alias Prashant Shantilal Prabhu Desai Alias Prashant Shantilal Dessai , Father Name:Shantilal Prabhu Dessai, Age: 41, Marital Status: Married ,Gender:Male, Occupation: Business, H No 19 near vivekananda Primary school Borim Ponda Goa, PAN No.: AHWPD6295M | | | |

| NO | Party Name and Address | Photo | Thumb | Signature |
|----|--|---|---|---|
| 2 | Prashant Shantilal Prabhudesai Alias Prashant Shantilal Prabhu Desai Alias Prashant Shantilal Dessai , Father Name:Shantilal Prabhu Dessai, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, H No 19 near vivekananda Primary school Borim Ponda Goa, PAN No.: AHWPD6259M , as Power Of Attorney Holder for Deepa Prashant Dessai Alias Deepa Prashant Prabhu Dessai |  |  |  |
| 3 | Prashant Kantilal Thakkar Partner Of Thakkar And Associates , Father Name:Kantilal Thakkar, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, 700 1 Shri Ram Chambers first floor Ganpati Peth Sangli MaharashtraMumbai Maharashtra, PAN No.: AAAFT4012B |  |  |  |
| 4 | Prashant Shantilal Prabhudesai Alias Prashant Shantilal Prabhu Desai Alias Prashant Shantilal Dessai , Father Name:Shantilal Prabhu Dessai, Age: 41, Marital Status: ,Gender:Male.Occupation: Business, H No 19 near vivekananda Primary school Borim Ponda Goa, PAN No.: AHWPD6259M , as Power Of Attorney Holder for Niranjn Somnath Tamhanakr |  |  |  |
| 5 | Prashant Shantilal Prabhudesai Alias Prashant Shantilal Prabhu Desai Alias Prashant Shantilal Dessai , Father Name:Shantilal Prabhu Dessai, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H No 19 near vivekananda Primary school Borim Ponda Goa, PAN No.: AHWPD6259M , as Power Of Attorney Holder for Swati Shantilal Prabhudesai Alias Swati Niranjn Tamhankar Alias Swati Shantilal Prabhu Dessai |  |  |  |
| 6 | Prashant Shantilal Prabhudesai Alias Prashant Shantilal Prabhu Desai Alias Prashant Shantilal Dessai , Father Name:Shantilal Prabhu Dessai, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H No 19 near vivekananda Primary school Borim Ponda Goa, PAN No.: AHWPD6259M , as Power Of Attorney Holder for Rudresh Shantilal Prabhudesai |  |  |  |
| 7 | Prashant Shantilal Prabhudesai Alias Prashant Shantilal Prabhu Desai Alias Prashant Shantilal Dessai , Father Name:Shantilal Prabhu Dessai, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H No 19 near vivekananda Primary school Borim Ponda Goa, PAN No.: AHWPD6259M , as Power Of Attorney Holder for Reva Rudresh Prabhu Dessai Alias Reva Rudresh Dessai |  |  |  |







SUB-PAN

MUDA

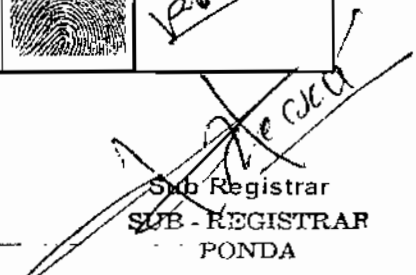
| NO | Party Name and Address | Photo | Thumb | Signature |
|----|---|---|---|---|
| 8 | Prashant Shantilal Prabhudesai Alias Prashant Shantilal Prabhu Desai Alias Prashant Shantilal Dessai , Father Name:Shantilal Prabhu Dessai, Age: 41, Marital Status: .Gender:Male,Occupation: Business, H No 19 near vivekananda Primary school Borim Ponda Goa, PAN No.: AHWPD6259M , as Power Of Attorney Holder for Shubha Shantilal Prabhudesai |  |  |  |
| 9 | Prashant Shantilal Prabhudesai Alias Prashant Shantilal Prabhu Desai Alias Prashant Shantilal Dessai , Father Name:Late Shantilal R Prabhudesai, Age: 41, Marital Status: .Gender:Male,Occupation: Business, Talsai Borim Ponda Goa, PAN No.: AHWPD6259M , as Power Of Attorney Holder for Shubha Shantilal Prabhudesai |  |  |  |

Witness:

We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

| S.NO | Party Name and Address | Photo | Thumb | Signature |
|------|---|---|---|---|
| 1 | Name: Tanay Tulshidas Phadte, Age: 34, DOB: , Mobile: 9823512609 , Email: , Occupation: Service , Marital status : Married , Address: 403401, Ponda, Ponda, SouthGoa, Goa |  |  |  |
| | Name: Vipin Vasudev Prabhu, Age: 33, DOB: 1987-09-17 , Mobile: 9823512609 , Email: , Occupation: Business , Marital status : Married , Address: 403401, Ponda, Ponda, SouthGoa, Goa |  |  |  |




Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial Number :- 2021-PON-1227

Document Serial No:-2021-PON-1227

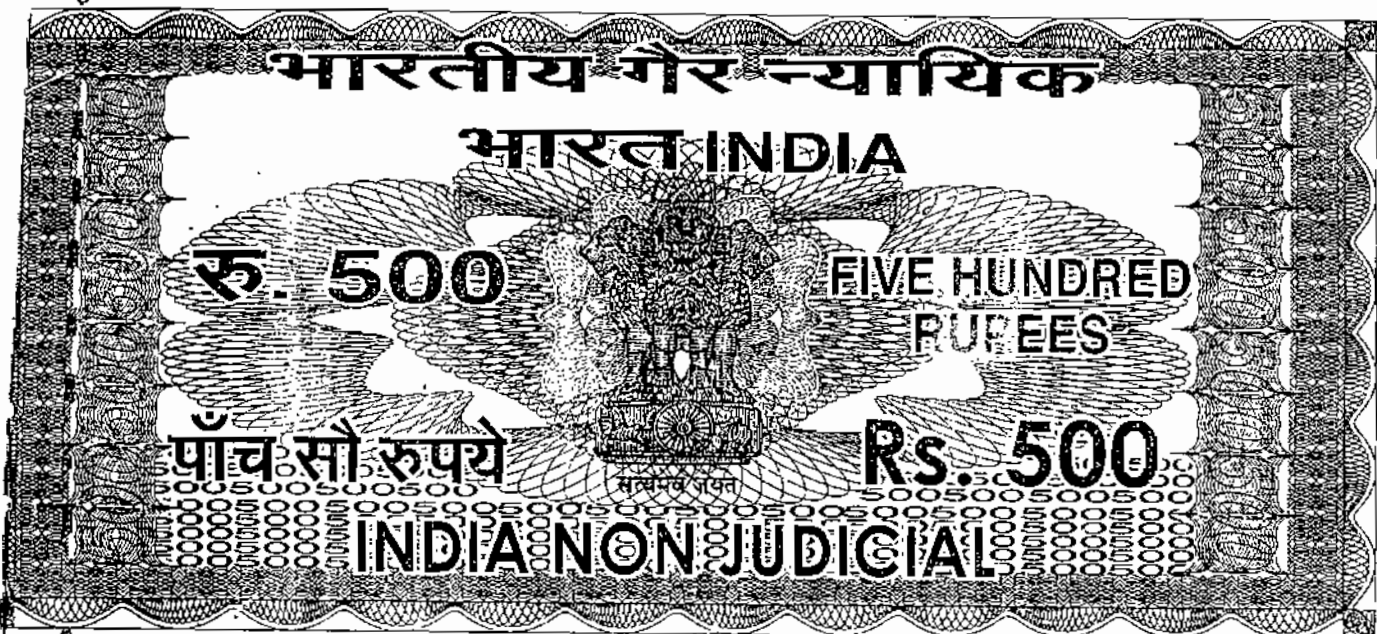
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| Book :- 1 Document Registration Number :- PON-1-1185-2021 Date : 02-Sep-2021 |
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[Handwritten Signature]

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

SUB - REGISTRAR
PONDA





गोवा GOA

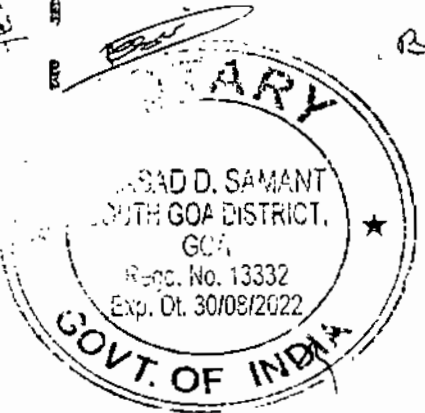
Sr. No. 1017 Place of Vend PONDA Date of Issue 17/04/19 411398
Value of Stamp Rs. 500
Name of the Ponda Prashant Prabhudesai
Residing at Ponda 909
As there is no one else in possession of the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with



Signature of The Vendor [Signature] Signature of the Purchaser [Signature]
Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS that We 1] Smt. SUBHA @ SHUBHA SHANTILAL PRABHU DESSAI widow Shri Shantilal Ramchandra Prabhu Desssao aged about 62 years, landlady [2] Shri RUDRESH SHANTILAL PRABHU DESSAI son of late Shri Shantilal Ramchandra Prabhu Dessai, married service, aged 35 years and his wife [3] Mrs. REVA RUDRESH DESSAI married, housewife, aged 29 years, [4] Mrs., DEEPA PRASHANT PRABHU DESSAI wife of Prashant Shantilal Prabhu Dessai, housewife, aged 32 years, all residing at H.No. 19 Talsi Borim Ponda Goa [5] Mrs. SWATI SHANTILAL PRABHU DESSAI @ MRS SWATI NIRANJAN TAMHANKAR daughter of late Shantilal Prabhu Dessasi, married, service, aged 31 years and her husband [6] Shri NIRANJAN SOMANATH TAMHANKAR son of late Somanath Tamhankar, married, service, aged 35 years, both residing at Dhavali Ponda Goa do hereby nominate, constitute and appoint our son, brother and brother in law respectively Mr.



[Signatures]

MANT
STRICT.
18332
18/08/2022
GOA

PRASHANT SHANTILAL DESSAI, son of late Shantilal Ramchandra Prabhu Dessai, married, business, aged 37 years, residing at H. No. 19 Talsai Borim Ponda, Goa to be my/our true and lawful attorney in my/our name/s and on my/our behalf to do or cause to be done any of the following acts, deeds and things. The above parties are all Indian Nationals

17/4/2024
GOA
DIVISION

To file, defend, pursue and carry on with any suits, cases or proceedings in any other Courts, including Revenue, civil and criminal, Land Acquisition cases, before Arbitrators, or before Dy. Collectors for partition, Rent Controller, tenancy Courts and file purchase applications and pay or deposit the purchase money etc. as also file any Inventory proceedings in the Civil Court of Ponda or elsewhere and carry on with the same till its final stages including Appellate and Revisional Courts and to file plaints, written statements, replies, counter replies, counter claims, appeals, revisions, reviews, to commence and carry on with any Inventory proceedings as also to institute Succession deeds under the precise terms of S. 30 of the Goa Succession Special Notaries and Inventory Proceedings Act 2012 in force in the State of Goa and to take part in the same and get the right to the property or shares allotted to me/us as per my/our shares from our ancestors or as per the consent terms arrived at by the parties and depose and verify under oath, to receive the service of summons, first summons in Inventory proceedings give NOC, issue notices, writs, intimations in any proceedings and to appoint and discharge advocates, pleaders, counsels and confer on them such powers as may be necessary from time to time and compromise the cases pending before any Courts in Goa or any other State and sign on my/our behalf wherever necessary, to compromise, compound and reach to an amicable settlement to any dispute and receive any payments and sign on my/our behalf before such courts and Appellate authorities and do all acts, deeds and things which my/our attorney deems fit and proper, signing on my/our behalf wherever necessary from time hereafter and delete any name/s and carry on with the tenancy or other cases etc. and represent my/our interests in the same, sign any consent terms on the terms agreed by my attorney, file compromise terms or such other terms which my attorney deem fit and proper wherever and whenever necessary and sign all the papers and documents which may be required from time to time hereafter in respect of the property identified herein below.

SECRETAR OF GOA

DESSAI

Talwar

Desai

Desai



Prashant

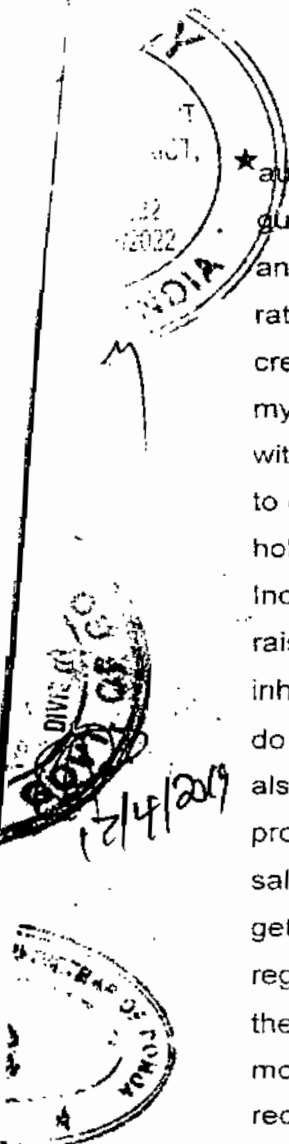
Desai



2. To approach any and all government, semi government and other offices including the Village Panchayat, Talati, Mamlatdar, Tashildar Dy. Collector, Collector, Town and Country Planning departments, Forest Departments, SGPDA, NGPDA, BDO, Police stations, Municipalities, P.W.D. Offices R.T.O. to approach the Electricity and water departments, Pollution Boards entering into any agreements, contracts and deeds from the concerned authorities which are hereby given and transfer the meters in my/our name/s or the proposed purchaser by getting necessary NOC by way of affidavit or otherwise to obtain such NOC's and get the electric and water connections and house number duly re transferred and to approach the survey authorities, mutations offices and file any applications, objections and apply for separate sub divisions and delete the unnecessary names found in the survey records or land records and apply for any development permissions from PDA, Town and Country Planning Offices, obtain Sanad, construction Licenses, its renewals, revalidations, new Licenses, repair licenses, to demolish and reconstruct any structures, houses, buildings with flats, shops, go downs, offices, garages, still parking Bungalows, Row houses etc. and to get all the necessary acts, deeds and things done in respect of the same in all the government and other offices including filing of any applications, swear affidavits, give declarations and writings from time to time done signing on my/our behalf wherever necessary and represent my/our interests at all times hereafter and to produce any documents, papers, certified copies and to appear and represent me/us before any all the above offices hereafter and to file all sorts of applications, swear affidavits, give declarations, produce documents, copies and sign on my behalf wherever necessary from time to time hereafter in respect of the property identified herein below.

3. To obtain any loans from any Nationalized, private, co operative and credit societies or any financial institutions and any Banks Branch in respect of the flat/Office/shop or any immovable property/ies purchased by me/us including the below mentioned property in any Banks in Goa and to effect the payment and get the said mortgaged property released by executing the necessary deed of release and collect the said document from the Sub Registrar and to take new loans on the immovable properties and for this purpose to keep as security the assets belonging to me/us with the proportionate undivided right to the land and get the same valued and execute any type of mortgage duly registered and executed before the competent

BESSOP  RENU Desai  Whmri hcc



authority and admit its execution thereof and sign as principal debtor, surety, guarantor and agree to such terms and conditions as my attorney deems fit and proper and sign on our behalf as Consenting party, confirming party for ratifying party and receive money, consideration advanced by the Bank or credit or financial societies and repay the same on the terms and conditions as my attorney deems fit and proper, to open and operate accounts to deposit, withdraw money, issue and receive cheques, drafts, by RTGS, NEFT etc. and to delegate such powers to any person of the choice of the power of attorney holder hereafter as our attorney deems fit and proper. To appear before the Income tax offices, Banks and other offices to clear the objections or queries raised by such office which power of attorney shall include all the properties inherited, acquired or purchased by me including the above three portions and do all other acts, deeds and thing which my attorney deems fit and proper as also to purchase any flats, houses, bungalows, open land or immovable property/ies anywhere in Goa or elsewhere and enter into any agreements of sale and executed sale deeds, rectification, ratification or consent deeds and get the said agreements and deeds duly registered, authenticated and registered before the competent Sub Registrar Office/s and admit its execution thereof signing on my behalf wherever necessary and to effect payment of money, consideration, price etc. in cash or by cheque and obtain necessary receipts for payment and do all other acts which may be necessary from time to time in respect of the property identified herein below.

4 To enter into any agreement of purchase and execute sale deeds, purchase deeds as also purchase other immovable property/ies, execute any gift deeds, accept such deeds, enter into family partitions or other partitions or any other agreements and deeds and effect partition and family settlements, gift deeds, rectifications, ratification, consent and any agreement of sale, Leave and Licence Agreement in respect of the below mentioned proeprty and terminate any agreement/s as an when necessary and evict such persons and if necessary to file eviction proceedings to get the said agreements, deeds and writings duly registered, authenticated and stamped as the case may be before any Sub Registrar Office/s and also to take permission from the Sub Registrar or its higher authorities or from the Home Department for purchase and sale other any immovable property/ies in our name/s or in our joint names or appear before such other government authorities for the purchase of any other land

Bossop

Bevi

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Sh. Dims

hce

and effect the payment accept any advances, security deposit, considerations, earnest money and monthly compensation and to pass and demand valid acknowledgement and payment receipts and admit its execution thereof signing on my behalf wherever necessary and represent me before any government and other authorities and do all acts, deeds and things which may be required to safeguard my interests and to sign on our behalf wherever necessary and to delegate such powers to third parties as chosen by our attorney and to admit the execution of any agreements and deeds as mentioned herein above in our best interests. As also to purchase any property movable or immovable in my/our names with all the powers of registration mentioned herein above and to delegate all or such powers to third parties, builders, developers or any person/s chosen by the power of attorney holder in respect of the property identified herein below.



SCHEDULE OF THE LAND :

All that land of an area of 2700 sq. meters of the property known as KANGEMOL @ CANGIMOLA @ CANGUICHO MOLO @ CALGUECHO MOLLO situated at Kangemol in Borim Village within the area and jurisdiction of the Village Panchayat of Borim of the Taluka and Sub District of Ponda of the South Goa District of the State of Goa and which land I registered in the Land Registration Office of Ilhas Goa under No. 2898 of Book B 32 old at folios 416 and also enrolled in the Matriz records under No. 661 and surveyed under No. 109/3 of Village Borim and which land forming a separate and distinct unit is bounded as under"

East : by the rivulet,

West : by the property under Sr.No. 111 of Village Borim,

North : by the rivulet under survey No. 109/2 of Village Borim

South : by the survey No. 111 of Village Borim

GENERALLY to act as my/our attorney or agent in relation to the above matters and all others in which I/we may be interested or concerned and I/we hereby agree to ratify and confirm all and whatsoever my/our said attorney does or purports to do by virtue of these presents being an irrevocable attorney with powers to delegate such powers to third parties which may be necessary.

BESSOP

[Signature]

REDA

DESAI

[Signature]

[Signature]

IN WITNESS WHEREOF we have hereunto set and subscribed my/our hands the day and place here in below mentioned in the presence of two witnesses after its contents were read by them and they found it as per their wish.

Ponda, this day 17th day of April 2019.

The Executants

Desai

1. _____

[Signed by Mrs. Subha @ Shubha
Shantilal Prabhu Dessai

PHOTOGRAPH:



2. _____

[Signed by Mr. Rudresh Shantilal
Prabhu Dessai

PHOTOGRAPH:



3. _____

[Signed by Mrs. Reva Rudresh Prabhu
Dessai

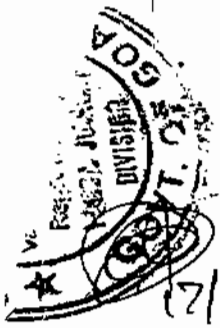
PHOTOGRAPH:



4. _____

[Signed by Mrs. Deepa Prashant
Prabhu Dessai

PHOTOGRAPH:



Desai

Desai

Reva Desai

Deepa

Desai

5. _____
 [Signed by Mrs. Swati Shantilal Prabhu
 Dessai @ Swati Niranjan Tamhankar]
 PHOTOGRAPH:

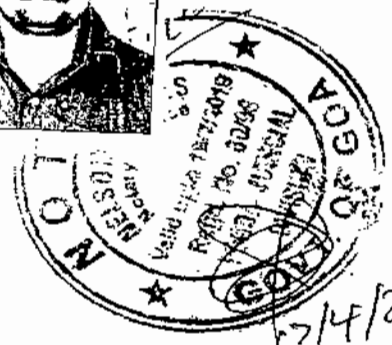


6. _____
 [Signed by Mr. Niranjan Somanath
 Tamhankar]
 PHOTOGRAPH:



I accept the same:

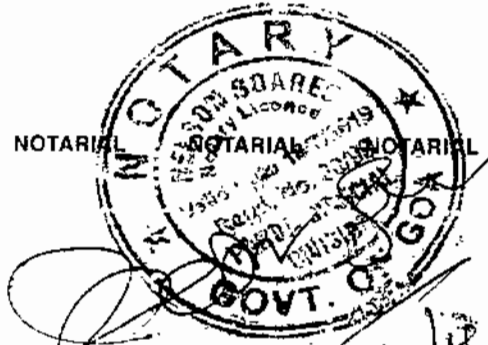
 [Signed by Mr Prashant Shantilal
 Prabhu Dessai]
 PHOTOGRAPH.



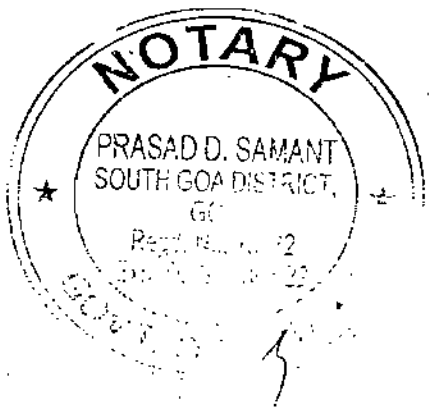
The Witnesses

- 1.
- 2.

DO HEREBY ATTEST THE SIGNATURES OF
 Mrs. Swati S. Prabhu Dessai
 along with other 5 executed by Mr
 Prashant Prabhu Dessai also doing this
 POA.
 MADE BEFORE ME AND SIGNED BY ME
 NOTARY OFFICE AT PONDA
 THIS 17 DAY OF 04 2019.
 SR. NO. 1529 THE NOTARY
 NELSON SOARES



NOTARIAL NOTARIAL NOTARIAL
 17/4/2019



CERTIFIED TO BE TRUE COPY

Prasad D. Samant
PRASAD D. SAMANT
NOTARY

SOUTH GOA
INDIA

Date 7/8/2021
Place Panella
Reg. No. 912/2021

