



गीवात GOA

Serial No. 5663 piece of St. Venard Mapusa Date 23/1/21 567411

Value of stamp Paper 500

Name of Purchaser Osward Dnelo

Resident at Mapusa Son of \_\_\_\_\_

Signature of Vendor [Signature] Signature of Purchaser

C.J. TRANSLT-LIC NO. AC/STP/VEN/84/2003

POWER OF ATTORNEY

[Signature] do to [Signature] [Signature] of [Signature]



BY THIS POWER OF ATTORNEY, We 1. MRS. VERONICA BRIDGET JESSIE D'SOUZA ALIAS MRS. VERONICA BRIDGET JESSIE D'SOUZA ALIAS VERONICA LUCAS CARDOZO ALIAS VERONICA CARDOZO, daughter of Late Vincent L. D'souza, age 60 years, housewife, holding Pan Card bearing No. [REDACTED] and her husband; (2) MR. LUCAS CARDOZO, son of Late Eli Cardozo, aged 62 years, business, and holding PAN card No. [REDACTED], Indian National, both residents of 161/162, D.P. Road, Aund, Pune, 411001; (3) MRS. LILY FERNANDES ALIAS MRS. LILY SIDNEY D'SOUZA, widow of Sidney Nelson Peter A. D'souza, aged 55 years, housewife, and holding PAN card No. [REDACTED], Indian National, resident of Flat No. 20, Shivale Towers, Kirkee, Pune (4) MS. JACINTA LUCY RITA D'SOUZA ALIAS JACINTA D'SOUZA, daughter of Late Vincent L. D'souza, retired, unmarried, aged 55 years, holding PAN card No. [REDACTED] Indian National, resident of H. No. 886, Bootte Street Camp, Pune - 1; (5) MS. GEMMA PLACIDA LUCY D'SOUZA ALIAS GEMMA D'SOUZA, daughter of Late Vincent L. D'Souza, unmarried, aged 63 years, holding PAN card No. [REDACTED] Indian National, resident of H. No. 886, Bootte Street Camp, Pune - 1; (6) MR. LESLIE ALOYSIUS ANTHONY JOSEPH D'SOUZA ALIAS LESLIE D'SOUZA ALIAS LESLY ALOYSIUS A. J. D'SOUZA, son of Late. Vincent L. D'souza, aged 64 years of age, unmarried, service, holding PAN card No. [REDACTED], Indian National, resident of H. No. 886, Bootte Street Camp, Pune - 1; (7) MRS. OLIVIA MARIA APOLONIA D'SOUZA ALIAS OLIVIA GEORGE, married, daughter of Late Vincent L. D'souza, age 62 years, housewife, holding Pan Card bearing No. [REDACTED] and her husband; (8) MR. LOURDES J. GEORGE, son of Late John B. George, aged 66 years, service, married, holding Pan Card bearing No. [REDACTED] Both Indian Nationals, resident of H. No. B/03, Green Fields Buildings, Opp. Poinsur depot, Kandivali West, Mumbai - 400 067; hereby appoint, nominate and










constitute our nephew **MR. OSWALD FRANCISCO DE MELO** director of M/S CLASSIC SQUARES REALTY PVT. LTD., son of John De Melo, married, 50 years of age and residing at Guirim, Bardez, Goa, as our lawful Attorney, in our name and on our behalf to do the following acts, deeds and things, that is to say:-

**WHEREAS**, we are the co-owners in possession of immoveable Property:

- (i) Property known as “**MOULI**” or “**SORVO**”, situated at village Penha de Franca, which is within the limits of Village Panchayat of Penha de Franca, Sub-District of Bardez Taluka, District of North Goa, State of Goa surveyed under no. 181/1-A of Village Penha de Franca Survey Records, totally admeasuring 2560 sq.mts. (For the sake of brevity the aforesaid property shall hereinafter be referred to as “the said property”)

**AND WHEREAS**, as amicably decided between us that “the said property” shall be given for development to “CLASSIC SQUARES REALTY PVT LTD., a company registered under the Indian Companies Act and having its Office at 5<sup>th</sup> Floor, Fortune Square, Morod, Mapusa, Bardez – Goa;

**AND WHEREAS**, to facilitate the smooth functioning and operations of developing “the said property” along with “CLASSIC SQUARES REALTY PVT. LTD.”, we execute this present Power of Attorney;

**AND WHEREAS**, solely for the development of “the said property” and we being unable to attend day to day affairs with respect to “the said property”, we do hereby desire to appoint, nominate and constitute our



nephew **MR. OSWALD FRANCISCO DE MELO** director of M/S **CLASSIC SQUARES REALTY PVT. LTD.**, to do the following acts, deeds and things on our behalf that is to say:-

- 1) To sell and to execute a Deed of Sale, Development Agreement, Deed of Gift, Deed of Partition, Agreement of Sale, Deed of Rectification, Deed of Ratification, Agreement of Sale and Development or any other Deeds on our behalf with respect to "the said property", and to present the same for Registration before the Office of Sub Registrar of Bardez at Mapusa and admit its execution.
- 2) To sell and to execute a Deed of Sale, Agreement of Sale, Deed of Rectification, Deed of Ratification, Agreement of Sale with prospective purchasers in the capacity of Owner with respect to the sale / or conveyance of the residential and shops/commercial units/apartments proposed to be constructed in "the said property" and to present the same for Registration before the Office of Sub Registrar of Bardez at Mapusa and admit its execution.
- 3) To collect payment/advances from prospective Purchasers with respect to the residential/commercial units/apartments proposed to be constructed in "the said property" and to present the same for Registration before the Office of Sub Registrar of Bardez at Mapusa and admit its execution.
- 4) To construct the commercial cum residential building in "the said property" subject to technical clearances and approvals obtained from all Government Authorities, Local Village Panchayat or any other Government Authorities prescribed by law.










- 5) To sign application or any documents to be produced before the before the Authority pertaining to Real Estate Regulation & Development Act 2016.
- 6) To apply for/give and obtain all kinds of N.O.C., permission, licenses, approvals, conversion sanad, certified copies, and to adjust, settle, compromise and submit to arbitration all accounts, debts, claims, demands, disputes and matters that may subsist or arise between ourselves and any person or persons with respect to "the said property".

- 7) To look after, manage, control, administer "the said property".

- 8) To appear on our behalf before all Government Offices including the Office of the Mapusa Municipal Corporation, Mamlatdar, Village Panchayat of Penha da Franca, Office of Talathi, Dy. Collector, Additional Deputy Collector, Collector, Forest Department, Town and Country Planning Department, North Goa Planning and Development Authority (N.G.P.D.A) Land Survey Department, Office of the Sub-Registrar or any other Government Offices on our behalf and to do all such other things as our Attorney deems fit and proper.



To sign development plans, applications and documents on our behalf, to produce the same before the Office of the Town & Country Planning Department, North Goa Planning & Development Authority, Village Panchayat of Penha De Franca or any other Government or Semi-Government Authority which may be required from time to time.


*[Handwritten signatures]*

- 10) To obtain technical clearances, construction licenses and/or any approvals required for the purpose of constructions in "the said property" from the North Goa Planning & Development Authority, Town and Country Planning Department, Village Panchayat, Municipal Council, Health Department, Electricity Department, P.W.D. or clearance from any other Govt. authority required for construction purposes.
- 11) To apply for conversion sanad with respect to "the said property" in the Office of the Collector, North Goa and to obtain conversion and sign the final conversion sanad order for the purpose of developing the same.
- 12) To sign any documents or applications/forms on our behalf before any Government Authority so as to facilitate the Development of "the said property".
- 13) To obtain permissions from the Health Department, Electricity Department, Public Works Department, Fire Department so as to facilitate the Development of "the said property".

14) To sub-delegate all or any of the Powers given herein to any person of Company to his choice.

To give Statement on Oath, Affidavit, Declaration or any application and to do all such other things as our Attorney deems fit and proper.

- 16) To initiate Inventory Proceedings on the demise of our family member and bid in auction on our behalf, to sign on our behalf the minutes of auction, Chart of Allotment in the said Inventory Proceeding



and give Affidavit and to do all such other things in the said Inventory Proceedings as our attorney deems, fit and proper with respect to the property bearing Survey No. 181/1A of village Penha Da Franca, Bardez, North-Goa.

17) To pay and receive Owelty money on our behalf and to issue the receipts of discharge for having received Owelty money.


18) To look after, manage and administer the affairs of the said Inventory Proceedings and to appoint Advocates and to do all such other things as our Attorney deems fit and proper.

19) To appear and represent us before the Talathi or any other Government Offices on our behalf and to do all such other things as our Attorney deems fit and proper.

20) To represent us before all the Government Offices like Municipal Council, Panchayats, Town and Country Planning Department, P.W.D. office, Health Department, Forest Department, Electricity Department, Police Station, Survey Records, Local and any other authorities, to appear before the Dy. Collector, Collector of North Goa, Mamlatdar of Bardez, to carry out the mutation, demarcation, partition, Revenue and Taxation constituted for any purpose whatsoever.

To commence, carry and prosecute or defend any actions, suits proceedings and Appeals relating to the purpose aforesaid.

22) To appoint Advocates, Vakila, Chartered Accountant or any other local practitioner for the purpose aforesaid.



23) To declare and affirm all plaints, give statement on oath, written statements, applications, affidavits, petitions and other necessary documents on our behalf and to appear before the Judge, Magistrate, Revenue Officer or any other Officer empowered by law to hear the proceedings or inquiry with respect to the purpose aforesaid.

24) To receive sums of money as advances or in full consideration with respect to the sale of "the said property".

25) To issue receipts on our behalf with respect to the advances received/consideration towards the sale of "the said property".

26) That our Attorney is further authorised to sub delegate all the powers given herein to any person/third party of his choice and any acts done by the said person/third party shall be considered to be done by us.

27) AND We do hereby agree that all the acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us and undertake to ratify and confirm that whatever our Attorney shall do or can say to be done for us by virtue of these presents.



**IN WITNESS WHEREOF**, this Power of Attorney is executed by the Executant on this 25<sup>th</sup> day of the month of January, 2021 at Mapusa.

*(Handwritten signatures)*



*[Handwritten signature]*

**SIGNED BY THE WITHIN  
NAMED EXECUTANT**

*[Handwritten signature]*

MRS. VERONICA BRIDGET JESSIE D'SOUZA  
ALIASMRS. VERONICA BRIDGET JESSIE D'SOUZA  
ALIAS VERONICA LUCAS CARDOZO ALIAS  
VERONICA CARDOZO

**Left Hand**



1. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_

**Right Hand**



1. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



*[Handwritten signatures and initials]*



*Mr. Cardozo*

SIGNED BY THE WITHIN  
NAMED EXECUTANT

*Cardozo*

MR. LUCAS CARDOZO

Left Hand

Right Hand



*PPD* *to* *Cardozo* *of* *P*

SIGNED BY THE WITHIN  
NAMED EXECUTANT



*Lily Fernandes*

*Lily Fernandes*

MRS. LILY FERNANDES  
ALIAS MRS. LILY SIDNEY D'SOUZA

Left Hand

Right Hand



1. \_\_\_\_\_



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*4* *\**

*W D J D O O B Always O R &*

SIGNED BY THE WITHIN  
NAMED EXECUTANT



J. Souza

MS. JACINTA LUCY RITA D'SOUZA  
ALIAS JACINTA D'SOUZA

Left Hand

Right Hand

1. \_\_\_\_\_ 1. \_\_\_\_\_

2. \_\_\_\_\_ 2. \_\_\_\_\_

3. \_\_\_\_\_ 3. \_\_\_\_\_

4. \_\_\_\_\_ 4. \_\_\_\_\_

5. \_\_\_\_\_ 5. \_\_\_\_\_

*Handwritten notes and signatures:*  
P. A. J. D. T. O. ~~Handwritten signature~~ ~~Handwritten signature~~ ~~Handwritten signature~~

**SIGNED BY THE WITHIN  
NAMED EXECUTANT**



*[Handwritten signature]*  
\_\_\_\_\_

MS. GEMMA PLACIDA LUCY D'SOUZA  
ALIAS GEMMA D'SOUZA

**Left Hand**

**Right Hand**



*[Handwritten signature]*

*[Handwritten signature]*

**SIGNED BY THE WITHIN  
NAMED EXECUTANT**






*D'Souza*



MR. LESLIE ALOYSIUS ANTHONY JOSEPH  
D'SOUZA ALIAS LESLIE D'SOUZA ALIAS  
LESLY ALOYSIUS A. J. D'SOUZA



**Left Hand**



**Right Hand**

1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 

*D'Souza* *D'Souza* *D'Souza* *D'Souza*





SIGNED BY THE WITHIN  
NAMED EXECUTANT

*L. George*

MR. LOURDES J. GEORGE

Left Hand

Right Hand



1. \_\_\_\_\_



1. \_\_\_\_\_



2. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



5. \_\_\_\_\_

*W D Is To [Signature]*

*(A) \**

Accepted by:-

*[Signature]*



*[Signature]*

**MR. OSWALD FRANCISCO DE MELO**

Identified by:-

*[Handwritten signatures]*



Executed before me

Mapusa 29/01/2021

*[Handwritten signature]*

**Y. ZUZARTE**  
 B.Sc. LL.B  
 Advocate and Notary Public  
 MAPUSA GOA

Reg. No. 1311/2021

