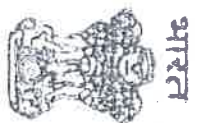


NKGSB CO-OP BANK LTD.
Ponda, Goa Branch

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kazwanta, Ponda-Goa-403 401

D-5/STRV/C.R./35/8/2006-RDPART



भारत 15693 NON JUDICIAL १११
188886 JUL 29 2017

120 200 200 100 200 200 12:31

Rs. 0005000/- PB6651

INDIA STAMP DUTY GOA

Officer / Manager



Serial No. 1544/2017

Presented at the Office of the

Sub-Registrar of Ponda

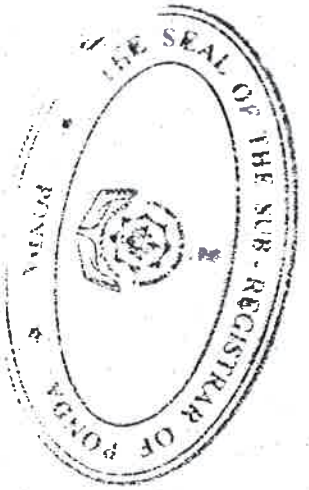
between the hours of 11:30 and 11:30 on 23/08/2017

→ Hussein Ahmed Khan Shucain

Received fees for rs. 100000-00 N
Registration 180-00
Copying (Folios) 120
Copying Endorsements 10-00
Postage 100190-00
Total Rs. 100190-00

~~Sub-Registrar Ponda~~

~~Sub-Registrar Ponda~~



DEED OF SALE

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This Deed of Sale is executed on this 31st day of the month of July 2017, in the city of Ponda, Goa.

BETWEEN

(1) SHRI DATTA TUKARAM PRABHU, son of Shri Tukaram Prabhu, aged 76 years, married, having PAN No. AILPP9427H, Adhar Card No. 9719 1913 8925 and his wife (2) SMT. SAVITRI DATTA PRABHU, daughter of Shri Laxman Patkar, aged 67 years, having PAN No. AILPP9288Q, Adhar Card No. 9517 2631 1853, both resident of House No. 131, Durgabhat, Ponda, Goa, hereinafter referred to as the SELLERS/OWNERS (which expression shall unless repugnant to the context or meaning thereof mean and include their legal heirs, administrators, assignees etc.) of the FIRST PART.

AND

DC INFRASPACE, a Partnership Firm, with office at 'River View Residency', Raibander, Ilhas, Goa, having PAN AAMFDD4504C represented herein by its Partner (1) SHRI ANTHONY SYLVESTER D'MELLO, son of Shri Isidore Conception D'Mello, aged 43 years, married, service, resident of House No. 242, Polwada, St. Esteve, Tiswadi, Goa and (2) SHRI HUSSAEN AHMED KHAN, son of Shri Ahmed Ismail Khan, aged 38 years, married, business, resident of 'River View Residency', Raibander, Ilhas, Goa, hereinafter called as the PURCHASER/DEVELOPER, (which expression shall unless repugnant to the context or meaning thereof mean and include successors in office of Partners, administrators, assignees etc.) of the SECOND PART.



श्री दत्ता तुकाराम प्रभु

श्री सवित्री दत्ता प्रभु

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SHRI ANTHONY SYLVESTER D'MELLO, Partner of DC INFRASPACE is represented herein by said SHRI HUSSAEN AHMED KHAN, in terms of General Power of Attorney dated 12/04/2016, duly executed before Notary Shri Sayed Abbas at Panaji on 12/04/2016.

WHEREAS, all the parties herein are Indian Nationals.

AND WHEREAS, the SELLERS/OWNERS are in possession of a distinct Plot of land admeasuring about 614 sq. mtrs., surveyed under Survey No. 148/1-R of Village Ponda, situated within the jurisdiction of Ponda Municipal Council, Taluka of Ponda, District of South Goa, forming part of the larger Plot A-1, admeasuring 26972.50 sq. mtrs., which in turn formed part larger property comprising of three properties, of which one being known as "Coteacodil" or "Coteacodil Mola" or "Moroda" described in the Land Registration Office of Ilhas under No. 816 of Book-10 (old) and enrolled in Taluka Revenue Office for Matriz purpose under No. 17 and another property known as "Gorbata Com Seu Borodo" described in the Land Registration Office of Ilhas under No. 805 of Book-10 (old) and distinct Plot of land admeasuring about 614 sq. mtrs., surveyed under Survey No. 148/1-R of Village Ponda, situated within the jurisdiction of Ponda Municipal Council, Taluka of Ponda, District of South Goa, forming part of the larger Plot A-1, admeasuring 26972.50 sq. mtrs., which in turn formed part larger property comprising of three properties, of which one being known as "Coteacodil" or "Coteacodil Mola" or "Moroda" described in the Land Registration Office of Ilhas under No. 816 of Book-10 (old) and enrolled in Taluka Revenue Office for Matriz purpose under No. 17 and another property known as "Gorbata Com Seu Borodo" described in the Land Registration Office of Ilhas



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under No. 805 of Book-10 (old) and enrolled in Taluka Revenue Office for Matriz purpose under No. 14 and 15 and another property known as "Govinda Satu Xette" or 'Poguchem Bata" described in the Land Registration Office of Ilhas under No. 958 of Book-B-12 (old), forming part of the Old Cadastral Survey No. 153, said distinct Plot admeasuring about 614 sq. mtrs. being more particularly described with its boundaries in Schedule hereunder written and shown in red lines on PLAN annexed hereto and referred to in this Deed of Sale as the 'SAID PLOT'.



AND WHEREAS, the SELLERS/OWNERS became entitled to the SAID PLOT by virtue Deed of Family Settlement dated 22/07/2003, duly registered before the Sub-Registrar of Ponda under No. 1210, at pages 28 to 57, of Book I volume 691 on 18/08/2003, whereby SAID PLOT came to be allotted the SELLERS/OWNERS.

AND WHEREAS, SAID PLOT formed part of a larger Plot of land being Plot A-1, admeasuring 26972.50 sq. mtrs. of the larger property comprising of three properties originally belonging to one Shri Shridhar Ramchandra Naik Gaunekar and his wife Smt. Ramabai Shridhar Naik Gaunekar and one Shri Soiru Ramchandra Naik Gaunekar and his wife Smt. Laxmibai Soiru Naik Gaunekar.

AND WHEREAS, in terms of Deed of Partition dated 26/04/1974 duly registered before the Sub-Registrar of Ponda under No. 134 at pages 241 onwards of Book I, volume 26, said Shri Soiru Ramchandra Naik Gaunekar and his wife Smt. Laxmibai Soiru Naik Gaunekar became exclusively entitled to said larger property comprising of



5-11-2010

श्री सोरु रामचंद्र नाईक

श्रीमती लक्ष्मीबाई सोरु नाईक

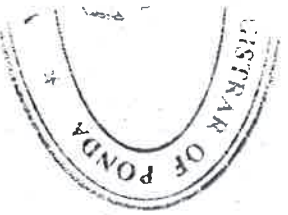
three properties described above, of which said Plot A-1, admeasuring 26972.50 sq. mtrs. formed part.

AND WHEREAS, in terms of Deed of Sale dated 05/07/1976 duly registered before the Sub-Registrar of Ponda under No. 389 at pages 139 to 145 of Book I, volume 38 on 20/12/1976, said original owners Shri Soiru Ramchandra Naik Gaunekar and his wife Smt. Laxmibai Soiru Naik Gaunekar sold said larger Plot A-1 to the SELLER/OWNER NO. 1 herein said Shri Datta Tukaram Prabhhu and his brothers by name Shri Ramchandra Tukaram Prabhhu, Shri Vasant Tukaram Prabhhu and Shri Vishwanath Tukaram Prabhhu.



AND WHEREAS, subsequently, in terms of said Deed of Family Settlement dated 22/07/2003, the SELLER/OWNERS NO. 1 herein said Shri Datta Tukaram Prabhhu and his brothers by name Shri Ramchandra Tukaram Prabhhu, Shri Vasant Tukaram Prabhhu and Shri Vishwanath Tukaram Prabhhu devided said Plot A-1 into smaller plots and the SELLERS/OWNERS herein were allotted SAID PLOT along with other plots and as such the SELLERS/OWNERS became exclusively entitled to SAID PLOT.

AND WHEREAS, SAID PLOT is duly partitioned and has been allotted Survey No. 148/1-R in terms of order dated 03/08/2015 passed by the Dy. Collector & SDO, Ponda in Partition Case No. PON/LRC/PART/302/2014 and upon resurvey subsequently, area of the SAID PLOT has been finalized and the name of the SELLER/OWNER No. 1 stands duly mutated in the Record of Rights of Village Ponda of Survey No. 148/1-R.



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AND WHEREAS, the SELLERS/OWNERS being desirous of selling SAID PLOT and further being desirous of selling the same for its utilization for construction of building comprising residential flats to be constructed therein and being approached by the PURCHASER/DEVELOPER for purchasing SAID PLOT for undertaking the work of construction of the building in the SAID PLOT and selling the constructed premises to the prospective buyers, the SELLERS/OWNERS have agreed to sell SAID PLOT to the PURCHASER/DEVELOPER in terms of Agreement for Sale dated 16/09/2016 duly executed before the Sub-Registrar of Ponda under No. 2516/16 at pages 196 to 222 of Book No. 1 Volume No. 3265 on 07/10/2016.



AND WHEREAS, in terms of said Agreement for Sale dated 16/09/2016 the SELLERS/OWNERS have agreed to sell SAID PLOT to the PURCHASER/DEVELOPER for total consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) to be paid by the DEVELOPER to the OWNERS as mentioned hereunder.

AND WHEREAS, the PURCHASER/DEVELOPER having already made payment of Rs. 10,00,000/- (Rupees Ten Lakhs Only) by way of Demand Draft bearing No. 526346 dated 15/09/2016 and further payment of Rs. 5,00,000/- (Rupees Five Lakhs Only) also by way of Demand Draft bearing No. 526633 dated 28/04/2017, both issued by The Bicholim Urban Co-operative Bank Ltd., Patto, Panaji-Branch, Goa, to the SELLERS/OWNERS, out of said total consideration amount in respect of SAID PLOT, the SELLERS/OWNERS acknowledge herein receipt of said part payment made by the PURCHASER/DEVELOPER in respect of the SAID PLOT.

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(Signature)

No. 805 of Book-10 (old) and distinct Plot of land admeasuring about 614 sq. mtrs., surveyed under Survey No. 148/1-R of Village Ponda, situated within the jurisdiction of Ponda Municipal Council, Taluka of Ponda, District of South Goa, forming part of the larger Plot A-1, admeasuring 26972.50 sq. mtrs., which in turn formed part larger property comprising of three properties, of which one being known as "Coteacodil" or "Coteacodil Mola" or "Moroda" described in the Land Registration Office of Ilhas under No. 816 of Book-10 (old) and enrolled in Taluka Revenue Office for Matriz purpose under No. 17 and another property known as "Gorbata Com Seu Borodo" described in Land Registration Office of Ilhas under No. 805 of Book-10 and enrolled in Taluka Revenue Office for Matriz purpose under No. 14 and 15 and another property known as "Govinda Satu Xette" or "Poquachem Bata" described in the Land Registration Office of Ilhas under No. 958 of Book-B-12 (old), forming part of the Old Cadastral Survey No. 153, SAID PLOT admeasuring about 614 sq. mtrs. being more particularly described with its boundaries in Schedule hereunder written and shown in red lines on PLAN annexed hereto.

2. The PURCHASER/DEVELOPER having already made payment of Rs. 10,00,000/- (Rupees Ten Lakhs Only) by way of Demand Draft bearing No. 526346 dated 15/09/2016 and further payment of Rs. 5,00,000/- (Rupees Five Lakhs Only) also by way of Demand Draft bearing No. 526633 dated 28/04/2017, both issued by The Bicholim Urban Co-operative Bank Ltd., Patto, Panaji-Branch, Goa, to the SELLERS/OWNERS, out of said total consideration amount in respect of SAID PLOT, the SELLERS/OWNERS acknowledge herein receipt of said part payment made by the PURCHASER/DEVELOPER in respect of the SAID PLOT.

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3. The PURCHASER/DEVELOPER has made payment of balance amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) to the SELLERS/OWNERS by way of RTGS banking through Central Bank of India, Taleigao Branch, of which the SELLERS/OWNERS acknowledge receipt herein and as such the SELLERS/OWNERS does hereby acquit, discharge and release the PURCHASER/DEVELOPER from the same and every part of the said total consideration amount of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) in respect of the SAID PLOT sold hereby.



4. The SELLERS/OWNERS hereby deliver vacant and peaceful possession of the SAID PLOT to the PURCHASER/DEVELOPER assuring enjoyment and possession of SAID PLOT as owner thereof without any interference from the SELLERS/OWNERS or any other person lawfully claiming under the SELLERS/OWNERS or any third person for all times hereafter.

5. The SELLERS/OWNERS do hereby generally covenant with the PURCHASER/DEVELOPER that the SAID PLOT is free from any encumbrances including lease, mortgage etc., charges and liens of whatsoever nature or litigation or legal proceedings of whatsoever nature.

6. The SELLERS/OWNERS hereby declare that SAID PLOT sold hereby is absolutely free from any right of way or easementary right of whatsoever nature in favour of any person over the SAID PLOT.

7. The SELLERS/OWNERS hereby undertake that they shall and will from time to time and at all times hereafter, either personally or

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through their duly constituted Attorney or any other person duly authorized by them as the case may be, at the request and the cost of the PURCHASER/DEVELOPER, do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the SAID PLOT hereby sold to the PURCHASER.

8. The SELLERS/OWNERS do hereby covenant with the PURCHASER/DEVELOPER that ownership and possessory right to the SAID PLOT subsists with the SELLERS/OWNERS as on this day and give their no objection for mutating SAID PLOT in the name of the PURCHASER/DEVELOPER in the Survey Records of the Revenue Village of Ponda, Taluka Ponda.



9. The SELLERS/OWNERS do hereby covenant and declare that they shall stand for the PURCHASER and shall unconditionally indemnify the PURCHASER/DEVELOPER in the event of any lawful claim or objection in respect of the SAID PLOT of land raised by any third party or anyone claiming under the SELLERS/OWNERS at all times.

10. The SELLERS/OWNERS do hereby identify the SAID PLOT as the same as the one described in Schedule hereunder written and delineated in red lines in the plan annexed hereto.



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Shiradi

SCHEDULE

(Description of SAID PLOT indicated in PLAN annexed hereto)

All that distinct Plot of land admeasuring about 614 sq. mtrs., surveyed under Survey No. 148/1-R of Village Ponda, situated within the jurisdiction of Ponda Municipal Council, Taluka of Ponda, District of South Goa, forming part of the larger Plot A-1, admeasuring 26972.50 sq. mtrs., which in turn formed part larger property comprising of three properties, of which one being known as "Cotacodil" or "Cotacodil Mola" or "Moroda" described in the Land Registration Office of Ilhas under No. 816 of Book-10 (old) and enrolled in Taluka Revenue Office for Matriz purpose under No. 17 and another property known as "Gorbata Com Seu Borodo" described in the Land Registration Office of Ilhas under No. 805 of Book-10 (old) and enrolled in Taluka Revenue Office for Matriz purpose under No. 14 and 15 and another property known as "Govinda Satu Xette" or "Pogquachem Bata" described in the Land Registration Office of Ilhas under No. 958 of Book-B-12 (old), forming part of the Old Cadastral Survey No. 153, SAID PLOT shown in red lines on PLAN annexed hereto being bounded as under:

East : By 8.00 mtrs. wide road.

West : By Plot bearing Survey No. 148/1 of Village Ponda belonging to one Shri Vatu Kavlekar.

North : By Plot No. P-7 bearing Survey No. 148/1 of Village Ponda.

South : By Plot No. A-1/D bearing presently bearing Survey No. 148/1-E of Village Ponda.

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SAID PLOT being admeasuring 20.00 mtrs. on its eastern side, 21.00 mtrs. on its western side and 31.50 mtrs. each on its northern and southern side.

IN WITNESS whereof the parties hereto have executed and signed this DEED OF SALE on the day, year and place mentioned first hereinabove.



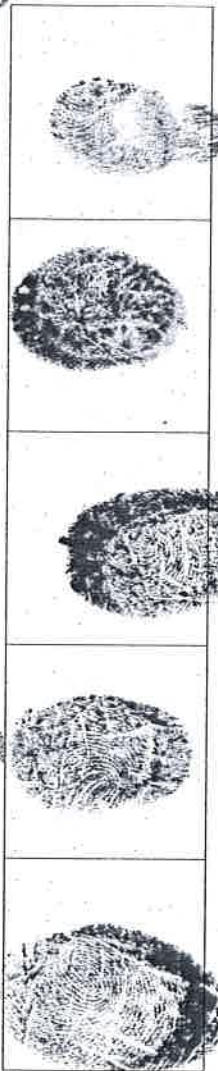
SIGNED, SEALED & DELIVERED

by the withinnamed OWNERS

1. Shri Datta Tukaram Prabhu

Handwritten signature of Shri Datta Tukaram Prabhu and a circular stamp of the Registrar of Ponda.

LEFT HAND FINGER IMPRESSION



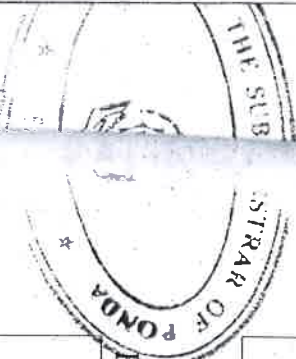
RIGHT HAND FINGER IMPRESSION



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Handwritten signature of the owner.

Handwritten signature of the owner.





2. Smt. Savitri Datta Prabhakar
सावित्री दत्ता प्रभाकर
SEAL OF THE SUB-REGISTRAR OF PONDVA

LEFT HAND FINGER IMPRESSION

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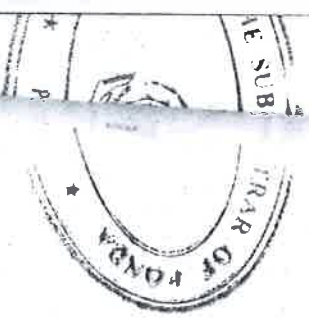
ARLY
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23/12/2020
PONDVA
GOA (INDIA)

RIGHT HAND FINGER IMPRESSION

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सवित्री दत्ता प्रभाकर सावित्री दत्ता प्रभाकर

Savitri

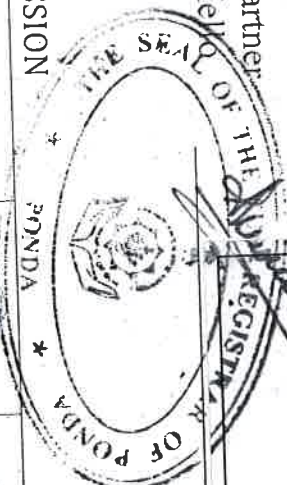


SIGNED, SEALED & DELIVERED
by the withnamed DEVELOPER
DC INFRASPACE through by its Partner

Shri Hussaen Ahmed Khan

for self and as Attorney of Partner

Shri Anthony Sylvester D'Mello



LEFT HAND FINGER IMPRESSION



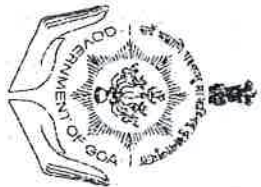
RIGHT HAND FINGER IMPRESSION



In presence of:

1. Gous Mohammed
2. Mohesh Samant

श्री अहमद खान

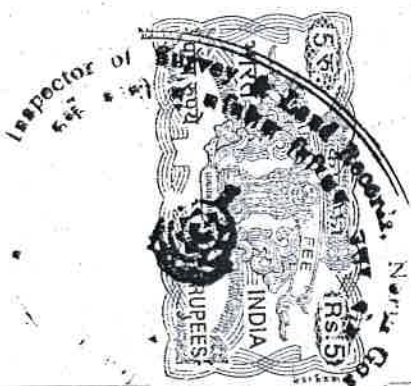


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

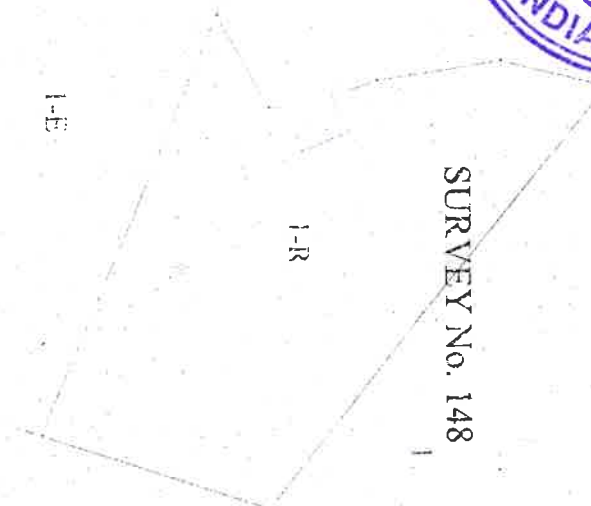
Inward No:2087

Plan Showing plots situated at
 Village : PONDA
 Taluka : PONDA
 Survey No./Subdivision No. : 148/ 1-R
 Scale : 1 :500

P P Bandekar
 PANKAJ P BANDEKAR
 Inspector of Survey &
 Land Records.



SURVEY No. 148



Registered No. 1556/17
 at pages 168 to 196
 Volume No. 3491
 Book No. 76108/2017
 date 27/08/2017
[Signature]
 Sub-Registrar

P P Bandekar
 Generated By : Disha D Bandekar
 On : 22-08-2016

Computed By : Jayesh Natk (H.S)

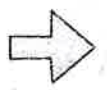
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सुचि 15/17

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भारतीय नैर न्यायिक INDIA NON JUDICIAL

ONE THOUSAND RUPEES

एक हजार रुपये
रु.1000

Rs.1000

गोवा GOA

264974

Sl. No. 214
Rs. 1000/-
Hussain Khan
Panaji - Goa
1000/-

certified to be true copy
of the original.

GENERAL POWER OF ATTORNEY



BY this POWER OF ATTORNEY, I, SHRI ANTHONY SYLVESTER D'MELLO, son of Shri Isidore Conception D'Mello, aged 41 years, married, service, resident of House No. 242, Polwada, Esteve, Tiswadi, Goa, send greetings as under:

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of the original



WHEREAS I am working partner alongwith one SHRI HUSSAEN AHMED KHAN, son of Shri Ahmed Ismail Khan, aged 36 years, married, business, resident of 'River View Residency', Raibander, Ilhas, Goa, in the Partnership Firm "DC INFRASPACE" in terms of Deed of Partnership dated 12/04/2016 constituted in terms of the provisions of the Indian Partnership Act, 1932, with its registered office with office at 'River View Residency', Raibander, Ilhas, Goa, the said Firm being engaged in the business of being Contractors, Engineering, Real Estate and dealing in any other activity allied and incidental thereto.

AND WHEREAS in the course of business activities of the said firm, various acts, deed and things are required to be performed in the name of the said firm by the partner/s on behalf of the firm in consensus and with the consent of the partners and henceforth also the activities of the said firm are required to be performed by the partners in the name and on behalf of the firm viz: executing Agreement for development and sale of properties, execution of MOU's, Agreements to be executed with the prospective purchasers of the residential and commercial premises constructed by the said firm in the course of its business activities and also outright purchase of movable and immovable properties as and when the need arises.

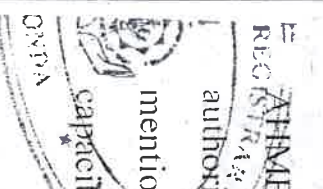
AND WHEREAS in the course of the operation of the partnership, partners may also be required to sign necessary documents as and when required for taxation purpose and to execute any document before the Registrar of Firms as may be advised by Lawyer, Chartered Accountant or any other specialized consultant of the firm from time to time.

*Notarized to be true copy
of the original.*

AND WHEREAS acknowledging, appreciating and approving all acts, deeds and things required to be performed by the said firm through its partners in consensus and with consent of the partners, for more particularly ensuring and authenticating the consensus of partners and for convenience of attending all the business activities of the said firm and to manage day to day affairs of the said firm, I, SHRI ANTHONY SYLVESTER D'MELLO, in the capacity as partner of said firm is desirous of appointing said other partner SHRI HUSSAEN AHMED KHAN, as my Attorney to do and execute the following acts, deeds and things, on my behalf and in my name, acting for and on my behalf as agent and/or Attorney of Partners in the course of the said partnership business with respect to all acts, deeds and things we are required to or ought to have perform personally, all in my absence, which said partner acting as my Attorney has agreed to



NOW THEREFORE, KNOW YOU ALL AND THESE PRESENTS WITNESS that I, SHRI ANTHONY SYLVESTER D'MELLO, in the capacity as partner of said firm "DC INFRASPACE" hereby appoint, nominate and constitute my said other partner SHRI HUSSAEN AHMED KHAN, to be my true and lawful Attorney with full authority and power to do and execute, all acts, deeds and things mentioned below for me and on my behalf and in my name in the capacity as partners of the said firm viz;



- To perform any act, deed or thing on my behalf and in my name as may be required to be performed by me as working Partner of the said Firm "DC INFRASPACE" by virtue of Deed of Partnership dated 12/04/2016.

Anthony Sylvester D'Mello

Hussaen Ahmed Khan

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of the original

2. To apply on my behalf in the name of the said firm, in the capacity as Partners of the said Firm, to the Competent Authority for grant of permission if any, required for developing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, by constructing new buildings and for that purpose to sign all Applications and other papers, to appear before the Competent Authority and to give all the papers and information as required and to do all acts and things necessary for the purpose of obtaining such permissions.

3. To seek legal opinion, obtain title clearance certificates in respect of existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm as and when desired by my said Attorney as partner of the said firm, get issued legal notices and for the said purpose engage advocate/advocates.

4. To appoint an architect and to get the plans of the proposed building sanctioned from the competent local authority or any other authorities concerned in respect of the new building/s proposed to be constructed in properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

5. To prepare the building/s plans with the help of the architect for the new building/s proposed to be constructed in properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm under the present development rules.




**Accepted to be true copy
of the original**

6. To make necessary Application to and sign all papers, to appear before the Municipal Authorities, Village Panchayat or any appropriate authority, to pay necessary fees and premium required for getting plans sanctioned and to do all other acts and things that may be necessary for getting the plans of the proposed new building/s sanctioned by the Municipal or any other appropriate authority and other authorities in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

7. To apply for and obtain commencement certificate for the construction of new building/s from the Municipal Authorities, Village Panchayat or any other appropriate authority and for that purpose to sign Applications and other papers, to pay necessary fees and to do all other acts and things that may be necessary for that purpose and in that behalf, all in properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

8. To appear and to file any Applications, make statements, swear affidavits before any officer or authority of the Government, including Talathi, Awal Karkun, Mamlatdar, Dy. Collector, Collector, Town & Country Planning Department, P.D.A., Block Development Officer, Police Station, Forest Department, Electricity Department, Water Supply Department, Village Panchayats or Municipality or before the Income Tax or Sales Tax Authorities or perform any other act, with respect to the matters regarding the proposed developments in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm




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of the original

9. To demand and issue valid acknowledgment receipts and to file any Applications and ask for copies, certified copies before any of the aforementioned authorities or any other Government or Semi-Government authority apply for mutations of survey records, amalgamation of plots/property and sub divisions and get it demarcated by metes and bounds. For the said purpose, to file affidavits, issue No Objection Certificates or any other writings which may be required and to sign on my behalf wherever necessary, all in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

10. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as a generally required for a building/s constructed or to be constructed, all in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

obtain occupancy and completion certificate from the Municipality, Village Panchayat and/or Planning & Development Authority or any other appropriate authority after the completion of new building/s or buildings proposed to be constructed, all in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

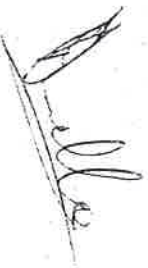
12. To pay any deposits and pay moneys required to be deposited or paid to the Municipality, Village Panchayat and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposits




properties which might be purchased or taken up for development hereafter by the said Firm.

18. If any legal proceedings are required to be taken in connection with the work of development or to assert or establish right of ownership of the said Firm in respect of existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, or if any legal action is taken against us or said Firm in connection with properties of the Firm or any construction or the constructed portion, to prosecute and defend such legal proceedings before any Court including Revenue Courts, to engage advocate/advocates, to sign and verify pleadings on my behalf as partners and to make and sign any papers, including the written statement or any application, reply, statement of claim or terms of compromise in the above proceedings on my behalf as partners and also to make and sign such other applications which may be required to be filed before any Authority, in connection with or pursuant to the above proceedings. To depose and swear affidavits on my behalf as partners or in the name of the said firm. To prefer on my behalf as partner or in the name of the said firm, any appeal, revision, proceedings. To apply for and collect certified copies of any judgment, order, decree or any other document in connection with the above proceedings.

19. To pay all the Municipal and other taxes, all in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development or taken up for development hereafter by the said Firm payable until the completion or after the completion or after the completion of the building/s to be constructed in the properties of the Firm, due and payable by said Firm.




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of the original.**

20. To form a Co-operative Housing Society of the occupants of building/s constructed or to be constructed in properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm and secure due registration of the same under the Co-operative Societies Act and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the registrar of Co-operative Societies and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

21. To exercise the aforementioned powers with full effect in respect of any other property moveable or immovable which said Firm may acquire in future or any property which may be brought in by any of the partners as asset of the firm and to purchase any such property moveable or immovable in the name of the said Firm as may be deemed fit by my said Attorney acting as partner of the said firm.

To borrow monies from desirous investors for the purpose of purchase of property/ies or for undertaking development of property/ies belonging to third party or for the purpose of utilizing the same in the development projects of the said firm, all for consideration to be paid to any such prospective investors as may be decided by the firm from time to time and to perform any act, deed or thing including executing Agreement, MOU or any other writing on behalf of and in the name of the said firm with any such prospective investors as may be required for the purpose.

23. To operate joint bank account on my behalf in the name of the said firm and to sign wherever required and to perform any act, deed or thing in respect thereof on my behalf and in my name in the course

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of the original.

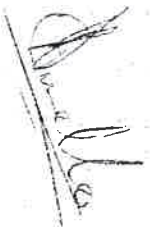
of transactions in the joint bank account held in the name the said firm.

24. To generally manage and administer properties of the said Firm and to perform any act, deed or thing in respect thereof, required to be done with the Municipal Council, Village Panchayat or any other appropriate authority, Department of Government in respect of electricity, water supply, communication i.e. telephone etc. and to approach any Government or Semi-Government Authority in the course of management or administration thereof, in safe guarding my interest as partner or interest of the said Firm.

25. To generally perform all acts, deeds and things as and when any properties are acquired by said Firm outside State of Goa and the powers conferred hereinabove shall be read in the context applicable with reference to the law, Government and Semi Government Offices & Authorities and Law Courts, Revenue Courts of respective States and permissions, licences etc. required as per the law and rules applicable to respective States.

26. To generally perform all acts, deeds and things in pursuance of the present Power of Attorney executed in terms of stipulations made in the Deed of Partnership dated 12/04/2016.

To do or cause to be done, generally, all other acts and things as are necessary or are required to be done in the course of the business activities of the said firm or for further development of properties or properties which might be purchased or taken up for development hereafter by the said Firm by constructing buildings therein, in all respects as my said Attorney as partner of the said firm shall deem fit and proper.





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of the original.

EXECUTED BEFORE ME

WHICH I ATTEST

Reg. Sr. No. 1218/2016 Date 12/04/2016

NOTARIAL

(Signature)

SAVED ARRAS,
Advocate & Lawyer,
Tiswadi Taluka,
Panaji-Goa 403001
Reg. No. 234/2010

NOTARIAL



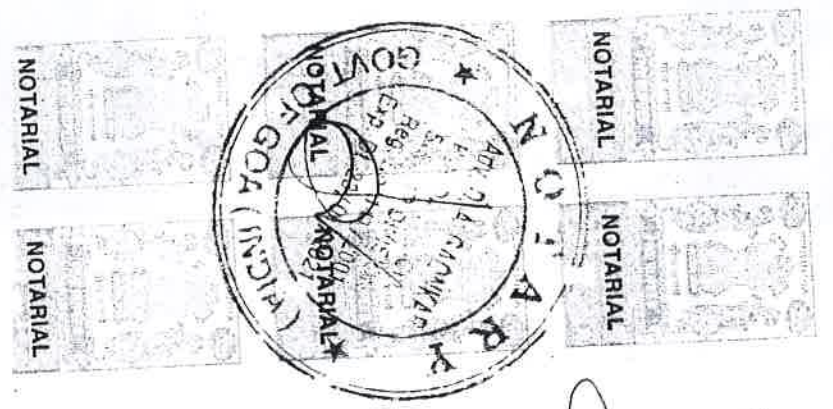
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of the original

(Signature)

ADV. DATTA A. GAONKAR
NOTARY
PONDA
STATE OF GOA
-INDIA-



Regt. No. 1776/12
Dt. 29-07-20



NOTARIAL

NOTARIAL


EXECUTING PARTIES


(1) SHRI DATTA TUKARAM PRABHU, son of Shri Tukaram Prabhu, aged 76 years, married and his wife (2) SMT. SAVITRI DATTA PRABHU, daughter of Shri Laxman Patkar, aged 67 years, both resident of House No. 131, Durgabhat, Ponda, Goa.

(3) SHRI HUSSAEN AHMED KHAN, son of Shri Ahmed Ismail Khan, aged 38 years, married, business, resident of 'River View Residency', Raibander, Ilhas, Goa, for self in the capacity as Partner of DC INFRA SPACE, a Partnership Firm, with office at 'River View Residency', Raibander, Ilhas, Goa and also as duly constituted Attorney of other Partner SHRI ANTHONY SYLVESTER D'MELLO, son of Shri Isidore Conception D'Mello, aged 43 years, married, service, resident of House No. 242, Polwada, St. Esteve, Tiswadi, Goa, in terms of General Power of Attorney dated 12/04/2016, duly executed before Notary Shri Sayed Abbas at Panaji on 12/04/2016.



Executing party Alps
admits execution of the so called one to three deed Said

✓ SHRI H. S. Khan


✓ SHRI S. S. Khan


✓ Hussain Ahmed Khan




NOT
NOT

Shalako Shamsunder Usganekar, Advocate
major of age, unmarried Resident
of Banager Usge Ponda. War
Indian National.

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him

Usganekar

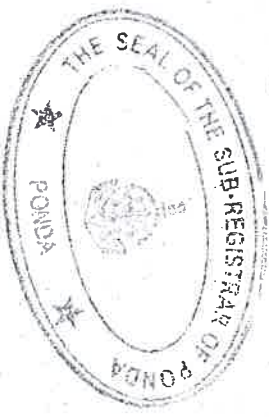
Ponda dated 03/08/2017



SUB-REGISTRAR
PONDA

Registered No. 1556/17
to 196
at pages 168 to 196
Book No. 16108/2017
Volume No. 3433
date 16/08/2017

Sub-Registrar



CERTIFIED TRUE COPY OF THE ORIGINAL
REG. No. 4997/2017 DATED 24/11/2017

Sayed Abbas

SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 231/2010

