



GOA

No. 1784 Pla. Khali Date of issue 26/05/17 053332

Value of Stamp Paper Rs. 25000
 Name of the Purchaser *Sunit S. Salunke*
 Residing at *Sarguelsmp*

As there is no single stamp paper for the above value of Rs 74000 additional stamp paper for the completion of the value is attached herewith.

[Signature]
 Signature of the Vendor
 Subhash A. Naik Desai

[Signature]
 Signature of the Purchaser

053332



Serial No. 782/2017
 Registered at the Office of the
 Sub-Registrar of *Bicholim*
 between the hours of 5.45 PM
 and 5.45 AM on 04-07-2017

Received fees	49080-00
Registration	
Copying (Folio) 100	150-00
Copying endorsement	10-00
Total Rs.	50-00
C.P.	300-00
	49590-00

[Signature]
REGISTRAR
BICHOLIM

[Signature]
REGISTRAR
BICHOLIM

DEED OF GIFT

THIS DEED OF GIFT is made at Bicholim, Goa,

[Signatures]



GOA

1784 Place Date of issue 28/05/17 053333
 Value of Stamp Paper Rs. 25000/
 Name of the Purchaser Sunit S. Salunke
 Residing at Sanguelim
 As there is no single stamp paper for the above value of Rs. 74000/
 additional stamp paper for the completion of the value is attached
 herewith.

Signature of the Vendor
 Subhash A. Naik Desai

Signature of the Purchaser



- 2 -

on this 4th day of July, 2017;

BETWEEN

(1) Shri SURESH BALKRISHNA SALUNKE, son

S S - Salunke
 Signature of the Vendor

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000

INDIA

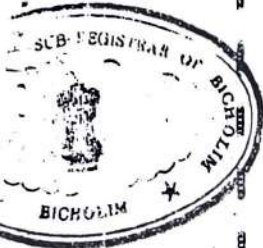
वा GOA

No. 1784 Place of vend Sankhal Date of issue 26/05/17 020579

Value of Stamp Paper Rs. 20000
Name of the Purchaser Sunil S. Salunke
Residing at Sanguelim Son of
As there is no single stamp paper for the above value of Rs 74000/-
additional stamp paper for the completion of the value is attached
herewith.

Signature of the Vendor
Subhash A. Naik Desai

Signature of the Purchaser



- 3 -

of late Shri Balkrishna S. Salunke, aged 70 years, married,
business, Indian National, holding PAN No. _____ &
Aadhar No. _____ and his wife; (2) Smt. SUREKHA

Handwritten signatures and initials at the bottom of the document.



गावा GOA

No. 1782 and Serial Date of issue 26/05/17 401587
 Value of Stamp Paper Rs. 1000/-
 Name of the Purchaser Sunit S. Salunke
 Residing at Sangvelim Son of _____
 As there is no single stamp paper for the above value of Rs. 74000/-
 additional stamp paper for the completion of the value is attached
 herewith.
 Signature of the Vendor _____
 Signature of the Purchaser _____
 Registrar of BICHOLOM

- 4 -

SURESH SALUNKE, wife of Shri Suresh Balkrishna Salunke, daughter of late Vishram D. Naik, aged 67 years, married, business, Indian National, holding PAN No. _____ & Aadhar No. _____; both residing at House No. 111(old) 256 (new), Velus, Sattari, Goa; hereinafter

S S Salunke SS
Sunit S. Salunke



गोवा GOA



No. 1784 Place of issue Sankhali Date of issue 26/05/17 401603
 Value of Stamp Paper Rs. 1000/-
 Name of the Purchaser Sunil S. Salunke
 Residing at Sanguelim Son of
 As there is no single stamp paper for the above value of Rs. 74000/-
 additional stamp paper for the completion of the value is attached
 herewith.

Signature of the Vendor
 Subhash A. Naik Desai
 Lic. No. AC/STP/VEN/03/2014 Dt: 16.02.2014
 708388

Signature of the Purchaser

- 5 -

called as "THE DONORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the
ONE PART;

The block contains three handwritten signatures. The first is a stylized signature, the second is 'S. Salunke', and the third is a signature that appears to be 'Subhash A. Naik Desai'.



गोवा GOA



No. 1786 Place of issue Sankhali Date of issue 26/05/17 401604
Value of Stamp Paper Rs. 1000/-
Name of the Purchaser Sujit S. Salunke
Residing at Senguctin Son of
As there is no single stamp paper for the above value of Rs. 74000/-
additional stamp paper for the completion of the value is attached
herewith.
Signature of the Vendor Subhash A. Naik Desai Signature of the Purchaser Sujit Salunke
Lic. No. AG/STP/VEN/03/2014
No. 7053860206

- 6 -

A N D

(1) Shri **SUJIT SURESH SALUNKE**, son of Shri Suresh Balkrishna Salunke, aged 38 years, married, business, Indian National, holding PAN No & Aadhar

Sujit Salunke Sujit Salunke



वा GOA



No. 1784 Place of issue Sankali Date of issue 26/05/17 401605
Value of Stamp Paper Rs. 1000/-
Name of the Purchaser Sumit S. Salunke
Residing at Sangudim Son of _____
As there is no single stamp paper for the above value of Rs. 74000/-
additional stamp paper for the completion of the value is attached
herewith.
Signature of the Vendor [Signature] Signature of the Purchaser [Signature]
Subhash A. Naik Desai
Lic. No. AC/STP/VEN/03/2014 Dt. 12/05/2017
No. 705366421

- 7 -

No _____ and his wife; (2) Mrs. MANALI SUJIT
SALUNKE, wife of Shri Sujit Suresh Salunke, daughter of late
Ganpat Shankar Sawant, aged 30 years, business, Indian
National, holding PAN No. _____ & Aadhar No.
_____ ; both residents of House No. 111(old)
256(new), Velus, Sattari, Goa; (3) Mrs. SUJATA BHARAT

[Signature] [Signature]
[Signature]

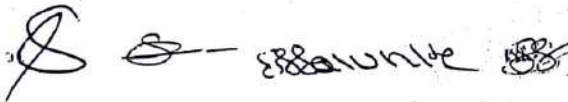
DESAI alias **SUJATA SURESH SALUNKE**, wife of Shri Bharat Shivaji Desai, daughter of Shri Suresh Balkrishna Salunke, aged 41 years, married, business, Indian National, holding PAN No. _____ & Aadhar No. _____

and her husband; (4) Shri **BHARAT SHIVAJI DESAI**, son of Shri Shivaji Ganpat Desai, aged 43 years, married, business, Indian National, holding PAN No. _____ & Aadhar No. _____

; both residents of House No. 1407/18, Avani Mansion, Penha de Franca, Bardez, Goa; (5) Mrs. **VIDYA AJAY SHETGAONCAR** alias **VIDYA SURESH SALUNKE**, wife of Mr. Ajay Anand Shetgaoncar, daughter of Shri Suresh Balkrishna Salunke, aged 35 years, housewife, married, Indian National, holding PAN No. _____ & Aadhar No. _____, and her husband;

(6) Mr. **AJAY ANAND SHETGAONKAR**, son of Mr. Anand Shetgaonkar, aged 40 years, married, service, Indian National, holding PAN No. _____ & Aadhar No. _____;

both residents of A/3, 11/12, Near Pai Hospital, Karma Residency, Vaddem, Vasco-da-Gama, Goa; hereinafter known as '**THE CONFIRMING PARTIES**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, representatives in interest, executors, administrators and assigns) of the **SECOND PART**;





A N D

Shri **SUNIL SURESH SALUNKE**, son of Shri Suresh Balkrishna Salunke, aged 40 years, married, business, Indian National, holding PAN No. _____ & Aadhar No. _____, resident of Flat No. 1/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa; hereinafter called as "**THE DONEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the **THIRD PART**;

That the Donor No. 1 is representing herein for Self and as duly constituted power of attorney for the the Confirming Party Nos. 3 to 6 by virtue of the General Power of Attorney dated 24th day of June, 2013, executed by Mrs. **SUJATA BHARAT DESAI** alias **SUJATA SURESH SALUNKE** and Shri **BHARAT SHIVAJI DESAI**, the Confirming Party Nos. 3 & 4, before the Sub-Registrar of Bicholim on 23rd July, 2013, registered under No. 08/2013 and the General Power of Attorney dated 13th September, 2013, executed by Mrs. **VID YA AJAY SHETGAONCAR** alias **VIDYA SURESH SALUNKE** and Mr. **AJAY ANAND SHETGAONCAR**, the Confirming Party Nos. 5 & 6, before the Sub-Registrar of Bicholim on 18th September, 2013,


S S SALUNKE

[Signature]

registered under No. 15/2013. The notarized copies of the said Power of Attorneys are produced with this Deed in the Office of Sub-Registrar of Bicholim.

WHEREAS the Donors are the absolute owners in possession and well sufficiently entitled to the plots of land of the property known as "PANDOVACHE VONVORECODIL BORODO" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO" situated at Harvalem, within the limits of Sanquelim Municipal Council, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under Survey Nos. 69/2-D-D & 69/2-EO of Revenue Village Arvalem, Taluka Bicholim, more particularly described in the Schedule written herein under and for the sake of brevity, the same is hereinafter referred to as "THE SAID PLOTS".

AND WHEREAS the said plots are parts and parcel of the bigger property known as "PANDOVACHE VONVORECODIL BORODO" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO" surveyed under Survey No. 69/2 of Revenue Village Arvalem, Taluka Bicholim belonged to late Shri Dinkar Vassant Budkule

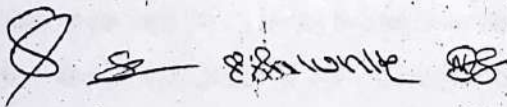

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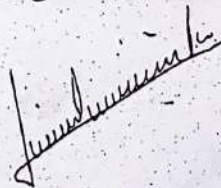
[Handwritten signature]

who developed the said property into number of plots including plots denominated as Plot Nos. 7, 13, 16 & 19.

AND WHEREAS the Donor No. 1 herein purchased two plots bearing Plot Nos. 7 & 13, admeasuring total area of 1158 sq. mtrs., of the said bigger property bearing Survey No. 69/2 of Revenue Village Arvalem, Taluka Bicholim from said Shri Dinkar Vassant Budkule and his wife by virtue of a Deed of Sale dated 12th day of October, 1988, registered in the Office of Sub-Registrar of Bicholim under No. 99 of Book No. I, Vol. No. 12 dated 17th October, 1988.

AND WHEREAS by virtue of a Deed of Sale dated 12th day of October, 1988, registered in the Office of Sub-Registrar of Bicholim under No. 106 of Book No. I, Vol. No. 12 dated 19th October, 1988, the Donor No. 2 purchased two plots bearing Plot Nos. 16 & 19, admeasuring total area of 1296 sq. mtrs., of the said bigger property bearing Survey No. 69/2 of Revenue Village Arvalem, Taluka Bicholim from said Shri Dinkar Vassant Budkule and his wife.










AND WHEREAS after the purchase of said plot Nos. 16 & 19, the Donor No. 2 along with the owners of some other plots of said property bearing Survey No. 69/2 of Revenue Village Arvalem, Taluka Bicholim, initiated the partition proceedings and vide Order dated 4th day of April, 2003 passed by Dy. Collector & S.D.O., Bicholim in Case No. 8-16-2003/PART/BICH, the Plots bearing Plot Nos. 16 & 19, admeasuring total area of 1296 sq. mtrs., is surveyed as an independent and separate holding under Survey No. 69/2-D-D of Revenue Village Arvalem, Taluka Bicholim, more particularly described under item No. 1 in the Schedule written herein under and the name of the Donor No. 2 is recorded in the occupant column of Form I & XIV of said new holding bearing Survey No. 69/2-D-D of Revenue Village Arvalem, Taluka Bicholim.


AND WHEREAS vide Order dated 1st day of August, 2012 passed by Dy. Collector & S.D.O., Bicholim in Case No. 8-110-2009-PART-BICH, the Plots bearing Plot Nos. 7 & 13, admeasuring total area of 1158 sq. mtrs., is surveyed as an independent and separate holding under Survey No. 69/2-EO of Revenue Village Arvalem, Taluka Bicholim, more particularly described under item No. 2 in the Schedule written herein under and the name of the Donor No. 1 is recorded in the occupant



column of Form I & XIV of said new holding bearing Survey No. 69/2-EO of Revenue Village Arvalem, Taluka Bicholim.

AND WHEREAS the Donors are husband & wife and by virtue of above said Deeds, the Donors are the absolute owner of the said plots bearing Survey Nos. 69/2-D-D & 69/2-EO of Revenue Village Arvalem, Taluka Bicholim



AND WHEREAS the Donors with an intention to take up the construction of residential building in the plot bearing Survey No. 69/2-D-D of Revenue Village Arvalem, Taluka Bicholim, have got approved the construction plan of a building from all the concerned authorities and obtained the NOC'S/permissions from all the concerned authorities and the Technical Clearance bearing No. DC/6201/BICH/TCP-16/250 dated, 3.3.2016 from Town & Country Planning Dept., Bicholim and the Construction Licence bearing No. 02/2017-18 dated 25.4.2017 from Sanquelim Municipal Council and the same stands in the name of the Donor No. 2.

WHEREAS the Confirming Party Nos. 1, 3 & 5 and the Donee herein are the children of the Donors and the

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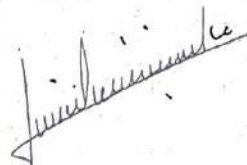
Confirming Party Nos. 2, 4 & 6 are the spouses of the Confirming Party Nos. 1, 3 & 5 respectively.

AND WHEREAS the Confirming Parties have already been allotted with some other properties/premises in their names by the Donors and as such the Donors with the consent of the Confirming Parties have decided to gift the said plots bearing Survey Nos. 69/2-D-D & 69/2-EO of Revenue Village Arvalem, Taluka Bicholim, admeasuring total area of 2454 sq. mtrs in favour of the Donee herein.

AND WHEREAS the Donee is the son of the Donors and enjoys Donors greatest love and affection and out of the natural love and affection for the Donee, the Donors desire to transfer by way of gift all their rights, share, title and interest in the said plots bearing Survey Nos. 69/2-D-D & 69/2-EO of Revenue Village Arvalem, Taluka Bicholim, more particularly described in the Schedule written herein under, to the Donee, free from encumbrances.

That the parties herein hereby declare that the said property does not belong to the Schedule Caste or Schedule



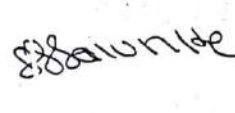



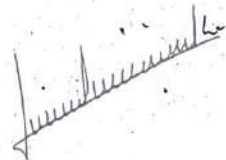



Tribe Community, in pursuant to the Notification No. RD/Land/LRC/318/77 dated 21.8.78.

NOW THIS DEED OF GIFT WITNESSETH that pursuance to the said intention and in consideration of natural love and affection which the Donors and the Confirming Parties have for the Donee, the Donors out of their free will, without fraud, coercion or undue influence of force from any body whomsoever and in full possession of their senses, does hereby give, convey, grant, transfer and confer by way of gift all their right, share, title and interest in the said plots known as "PANDOVACHE VONVORECODIL BORODO" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO", bearing recent Survey Nos. 69/2-D-D & 69/2-EO of Revenue Village Arvalem, Taluka Bicholim, more particularly described in the Schedule written hereinunder, unto the Donee.

TO HAVE AND TO HOLD ALL THAT plots, more particularly described in the Schedule written herein under, hereby gifted unto and to the use and benefit of the Donee absolutely and forever, free from all encumbrances, to hold, own, possess and enjoy the same by the Donee at all times





hereafter TOGETHER WITH all the fences, water courses, ways, paths, passages, trees, easements, profits, privileges, liberties, appurtenances, whatsoever existing to the said plots hereby gifted, without any interruption or claim of whatsoever nature from the Donors or from the Confirming Parties.

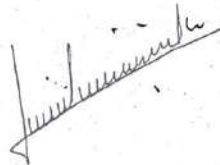
That the Donors with the consent of the Confirming Parties have handed over the peaceful vacant possession of the said plots hereby gifted, in favour of the Donee on the day of execution of this Deed, so as to own, possess and enjoy the same by the Donee as its absolute owner without any obstruction, interruption or hindrance in any manner whatsoever from the Donors or from the Confirming Parties.

That the Confirming Parties hereby confirm and consent the present Gift of the said plots made by the Donors in favour of the Donee.

THAT THE DONORS AND THE CONFIRMING PARTIES DO HEREBY COVENANT AS UNDER:

1. That the said plots hereby gifted is out of the disposable quota of the Donors and the Donors have full powers and





   



absolute authority to gift their entire right, title and interest in the said plots in favour of the Donee.

2. That the Confirming Parties hereby covenant that the said plots hereby gifted is out of the disposable quota of the estate of the Donors and as the Confirming Parties have received some other properties from the estate of the Donors, the Confirming Parties have no claims, rights, title, interest and/or objection over and in the said plots hereby gifted or in any part thereof in any manner whatsoever and the Donee is free and open to own, possess and enjoy the said entire area of said plots bearing recent Survey Nos. 69/2-D-D & 69/2-EO of Revenue Village Arvalem, Taluka Bicholim, more particularly described in the Schedule written hereinunder, as its absolute owner without any interruption or claim of whatsoever nature from the Confirming Parties.

3. That the Donors and the Confirming Parties have no objection to include the name of the Donee in the occupants column of Form I & XIV of the survey records of said Survey Nos. 69/2-D-D & 69/2-EO of Revenue Village Arvalem, Taluka Bicholim in place of the name of the Donor No. 2 & Donor No. 1 respectively existing therein.






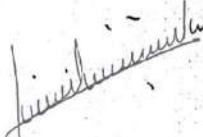


4. That the Donors and the Confirming Parties have no objection to transfer the said Technical Clearance bearing No. DC/6201/BICH/TCP-16/250 dated 3.3.2016 issued by the Town & Country Planning Dept., Bicholim and the Construction Licence bearing No. 02/2017-18 dated 25.4.2017 issued by the Sanquelim Municipal Council and all other NOC'S/Permissions obtained for the construction of a building in the plot bearing Survey No. 69/2-D-D of Revenue Village Arvalem, Taluka Bicholim, in favour of the Donee and so also the Donors and the Confirming Parties have no objection for the Donee to carry on with the construction work in the said plot as its absolute owner.
5. The market value of the said plots, totally admeasuring an area of 2454 sq. mtrs, hereby gifted is Rs.24,54,000/- (Rupees Twenty four lakhs fifty four thousand only) on which the stamp duty of Rs.74,300/- (Rupees Seventy four thousand three hundred only) is paid.

SCHEDULE

(DESCRIPTION OF THE PLOTS HEREBY GIFTED)

1. ALL THAT Plot amalgamated from plot nos. 16 & 19, admeasuring total area of 1296 sq. mtrs., of the property

known as "PANDOVACHE VONVORECODIL BORODO" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO" situated at Harvalem, within the limits of Sanquelim Municipal Council, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under Survey No. 69/2-D-D of Revenue Village Arvalem, Taluka Bicholim. The said plots were the parts and parcel of the larger property surveyed under Survey No. 69/2 of Revenue Village Arvalem, described in the Land Registration Office of Bicholim under No 550 of Book B-New and not enrolled in the Taluka Revenue Office for Matriz Predial and the said plot are presently bounded as under:

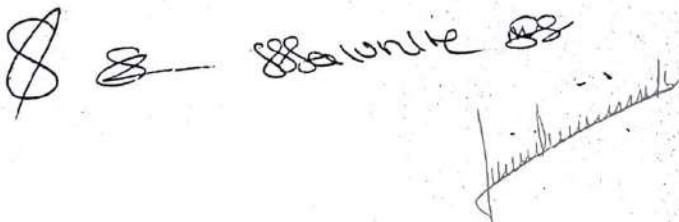
On the East : by 6 mtrs. wide internal Road;

On the West : by 6.00 mtrs wide internal road;

On the North : by the plot property bearing Survey No. 69/2-EO of Revenue Village Arvalem, and;

On the South : by 6.00 mtrs wide internal road.

2. ALL THAT Plot amalgamated from plot nos. 7 & 13, admeasuring total area of 1158 sq. mtrs., of the property known as "PANDOVACHE VONVORECODIL BORODO"

The block contains several handwritten signatures and stamps. On the left, there is a circular stamp with the text "REGISTRAR DE BICHOLIM" and "GOA" around the perimeter. To its right are several handwritten signatures in black ink, including one that appears to be "Salvatore" and another that is more stylized. Below these, there is a long, horizontal signature that spans across the bottom right of the page.

commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO" situated at Harvalem, within the limits of Sanquelim Municipal Council, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under Survey No. 69/2-EO of Revenue Village Arvalem, Taluka Bicholim. The said plots were the parts and parcel of the larger property surveyed under Survey No. 69/2 of Revenue Village Arvalem, described in the Land Registration Office of Bicholim under No 550 of Book B-New and not enrolled in the Taluka Revenue Office for Matriz Predial and the said plot are presently bounded as under:

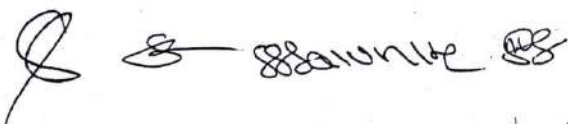
On the East : by 6 mtrs. wide internal Road;

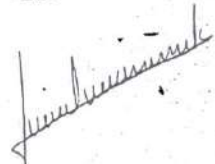
On the West : by 6.00 mtrs wide internal road;

On the North : by 6.00 mtrs wide internal road, and;

On the South : by the property bearing Survey No. 69/2-D-D of Revenue Village Arvalem.

IN WITNESS WHEREOF the Donors & the Confirming Parties have executed this Deed of Gift and the Donee have signed in token of acceptance thereof on the day, month and the year first hereinabove written.





SIGNED AND DELIVERED by
withinnamed Shri SURESH
BALKRISHNA SALUNKE, the
Donor No. 1, for Self and as Power of
Attorney for the Confirming Party
Nos. 3 to 6.



Suresh

Suresh



L. H. F. I.



R. H. F. I.

S *S*
Suresh *S*

Suresh

SIGNED AND DELIVERED by
with in named Smt. SUREKHA SURESH
SALUNKE, the Donor No. 2.



L. H. F. I.



R. H. F. I.

S S Salunke

Salunke



Salunke

SIGNED AND DELIVERED by
withinnamed Shri SUJIT SURESH
SALUNKE, the Confirming Party No. 1.

Salunke



L. H. F. I.



R. H. F. I.

Salunke

Salunke





SIGNED AND DELIVERED by
withinnamed Mrs. MANALI SUJIT

SALUNKE, the Confirming Party No. 2.

Salunke



L. H. F. I.



R. H. F. I.

S

S

Salunke

Manali Salunke

I Accept:



SIGNED AND DELIVERED by
withinnamed Shri SUNIL SURESH
SALUNKE, the Donee.

Sunil Suresh Salunke



L. H. F. I.



R. H. F. I.

IN THE PRESENCE OF WITNESSES :

1. *[Signature]* (Sanjay B. Madhavi)

2. *[Signature]* Anil K. Patil

[Signatures]

TRUE COPY OF THE ORIGINAL
ATTESTED BY

₹ 500

FIVE HUNDRED
RUPEES

RS. 500

S. No. 7400 Date of issue 18/06/13 149286
Value of Stamp 500/-
Name of the State State of Goa
Name of the Party Sujata Bharat Desai
Name of the Party Bar Ven. m.

Reg. No. 08/2013
Ret. No. 19/8

Hsh
CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
GOVERNMENT

GENERAL POWER OF ATTORNEY

KNOW ALL YE MEN BY THESE PRESENTS that We, (1) Mrs.
SUJATA BHARAT DESAI alias SUJATA SURESH SALONKE, daughter
of Shri Suresh Balkrishna Salonke, wife of Bharat

82
[Signature]



Shivaji Desai, aged 37 years, married, business, Indian National; (2) Shri BHARAT SHIVAJI DESAI, son of Shri Shivaji Desai, aged 39 years, married, business, Indian National; both residents of House No. 1407/6, Penha de Franca, Bardez, Goa, do hereby appoint, nominate, constitute, authorise and empower our father/father-in-law, Shri SURESH BALKRISHNA SALUNKE, son of late Shri Balkrishna S. Salunke, aged 66 years, married, business, Indian National, the resident of House No. 111, Velus, Sattari, Goa, who has signed below in token of acceptance, as our true and lawful attorney, to do the following acts, deeds and things:-

1. To manage, control, supervise and administer all the properties and the premises/structures in which we have an interest.
2. To sell any property or any part thereof or any premises/structure belonging to us and/or to allow any person or firm or Company to use and occupy any property or any part thereof or any premises belonging to us on leave & license basis or on lease and to receive the consideration/compensation on our behalf.
3. To purchase any property or properties or plots or commercial/residential premises/structures or farm houses, situated anywhere in the State of Goa, in our name and to pay the consideration thereof and to obtain the receipts and also the documents from the concerned parties.
4. To appear and/or to represent us before the Notary Public and/or before the concerned Sub-Registrar and to sign, execute and admit, the Agreement for Sale, Agreement for Construction-cum-Sale, Leave & License Agreement, Lease Agreement, Rectification or Corrigendum to Agreement for sale/construction, Cancellation/Rescinding of Agreements, or such other agreement, on our behalf in respect of any property or any part thereof or proportionate undivided share of any property and/or any premises/structures in which we have a right/interest and to fix and receive the consideration thereof and issue the necessary receipts in token of acceptance of the consideration on our behalf.

\$ 8

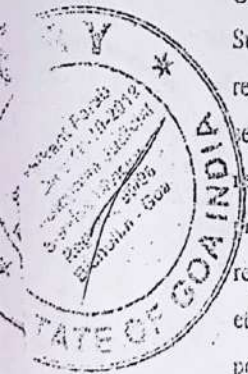


5. To appear and/or to represent us before the Sub-Registrar of Bicholim and/or before any concerned Sub-Registrar at anywhere in the State of Goa and to sign, execute and admit on our behalf any documents such as Deed of Sale, Deed of Gift, Deed of Rectification, Deed of Assignment, Deed of Cancellation, Deed of Exchange, Deed of Mortgage, Deed of Relinquishment under Article 2029 of Portuguese Civil Code in force in the State of Goa or under any other provisions of law as applicable, Deed of Declaration, Deed of Partition/Family Settlement, Deed of Lease or any other document, pertaining to sale or purchase of any property or properties or premises or any part thereof or proportionate share therein, in our name and on our behalf, situated anywhere in the State of Goa and to complete all the formalities necessary to get registered the said documents and further more to receive the sale price from the prospective Purchase(s) and to sign the necessary receipt on our behalf for the purpose and/or to pay the sale consideration to the Vendors in respect of purchase of any property in our name and also to receive the documents from the concerned Sub-Registrar on our behalf and in our name and to do all the acts, deeds and things which may be necessary and effectually in all respect as we could do the same ourselves personally.

6. To appear and represent as before the Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land Records i.e. Land Survey Department, and/or such other Authority for carrying out mutations, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of any property or properties belonging to us or for any other purpose and in that regard, to sign and execute all applications/forms/ declarations, affidavits etc, to get the same completed in all respects as we could do the same personally ourselves.

S.S. ✓

[Signature]



11. To receive compensation from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government and to sign necessary receipt on our behalf in token of acceptance of the said compensation.

12. To appear and represent us in any Court(s) anywhere in India and to plead on our behalf and to verify the pleadings, to swear affidavits, and to depose on our behalf and also to appoint and engage on our behalf the pleaders, Advocates, etc. and to sign the Wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.

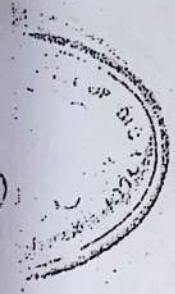
13. To settle, compromise, compound or withdraw any debts, claims or any cases, suits or appeals which are being filed or to be filed in our name in any of the Courts, Tribunals, Forums or before any authority in respect of any property/premises in which we have an interest.

14. To enter into or to retire from, any Partnership Business with any person or persons or firm on our behalf and in our name and to sign, execute and admit the Deed of Partnership, Deed of Retirement before the concerned Notary Public or before concerned Registrar/Sub-Registrar and also to appear and represent us and sign, execute and admit the necessary documents in connection with the Partnership Firm on our behalf and in our name, with the concerned Registrar of firms and also to sign all the necessary documents of the Partnership firm on our behalf and to open and operate bank accounts of the firm and sign on our behalf and in our name and to do all the necessary deeds and things as may be required for the smooth running of Partnership firm wherein we are having a right as Partner:

To fell and transport trees from any property or properties and for that purpose to appear and represent us in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, etc.

Handwritten signature

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to obtain the licenses/passes to fell and transporting the trees from the any property or properties.

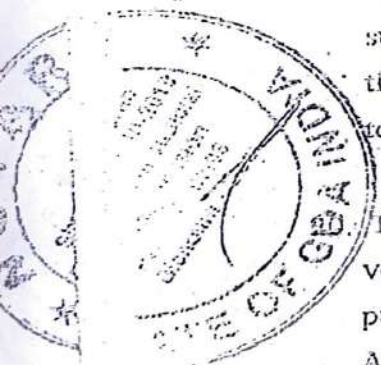
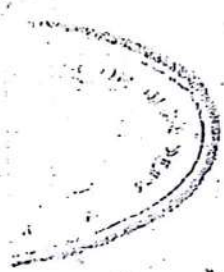
16. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in order to safeguard and protect our right/interest to the properties and premises situated anywhere in the State of Goa and further to process/follow-up the matter with said departments.

17. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent authority, on our behalf in respect of transfer of house tax, electricity connection, water connection of any premises/structures or in respect of any property or properties belonging to us or for any other purpose as deemed fit and proper by our said attorney.

18. To fell and transport trees from any property or properties and for that purpose to appear and represent us in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, etc. to obtain the licenses/passes to fell and transporting the trees from the any property or properties.

19. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in order to safeguard and protect our right/interest to the properties and premises situated anywhere in the State of Goa and further to process/follow-up the matter with said departments.

To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitute limited to any one or more purpose or purposes, from time to time desires and required by our said Attorney.



[Handwritten signature]

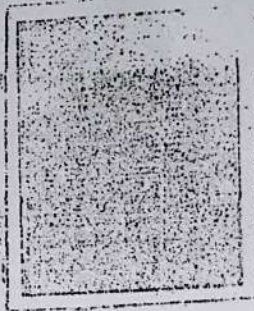
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21. AND to do execute and perform any other act or acts, deed or deeds, matter of things whatsoever deemed fit and proper by our said power of attorney as required to do, execute and perform in relation to any property or properties or premises or to carry on with the affairs ancillary or incidental thereto as fully and effectually as we, ourselves could do the same if we were to personally handle the same.

22. AND We do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafide done by our attorney which shall be constituted as an acts, deeds and things done by us in all intents and purposes as if we were personally present to do so.

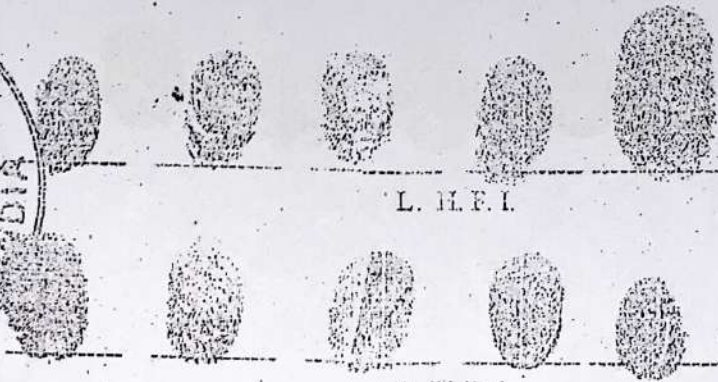
IN WITNESS WHEREOF We have signed and executed this Power of Attorney at Bicholim, Goa, on this 24th day of June, 2013.

SIGNED, AND DELIVERED by
withinaamed Mrs. SUJATA
BHARAT DESAI alias SUJATA
SURESH SALUNKE, the Executant



S. Salunke

No. 1.



L. H. F. I.

R. H. F. I.

S. Salunke
B. Desai
S. Salunke



SIGNED, AND DELIVERED by
withinnamed Shri BHARAT
SHIVAJI DESAI, the Executant
No. 2.



Bharat



L. H. F. I.



R. H. F. I.



S S Desai

Bharat

LIBRARY ACCEPT

SIGNED AND DELIVERED by
withnamed Shri **SURESH**
BALKRISHNA BALUNKE, the
Attorney



L H F I

R H F I

IN THE PRESENCE OF WITNESSES :

1. Dipika N. Naik
2. Relana Ghaiikh . S. Ghaiikh

Executing Parties

This Power of Attorney is executed before me, to my satisfaction, on this 23rd July, 2013, by.

1) Mrs. Sujala Bharat Desai, d/o Suresh B. Salunke, 37 years, married, business,

2) Shri. Bharat Desai, 39 years, married, business, both H/o Penha-di-Franca, Baudr-Goa,

3) Shri. Suresh Balkrishna Salunke, 66 years, married, business, H/o Velus, Sattari - Goa.

All Parties are Indian Nationals -

.....

.....

.....

Power of Attorney

1) *[Signature]*



2) *[Signature]*



3) *[Signature]*



Mr. Sanjay Nadekar, major, married, business, H/o Carque, Baidou, Baudr-Go.

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

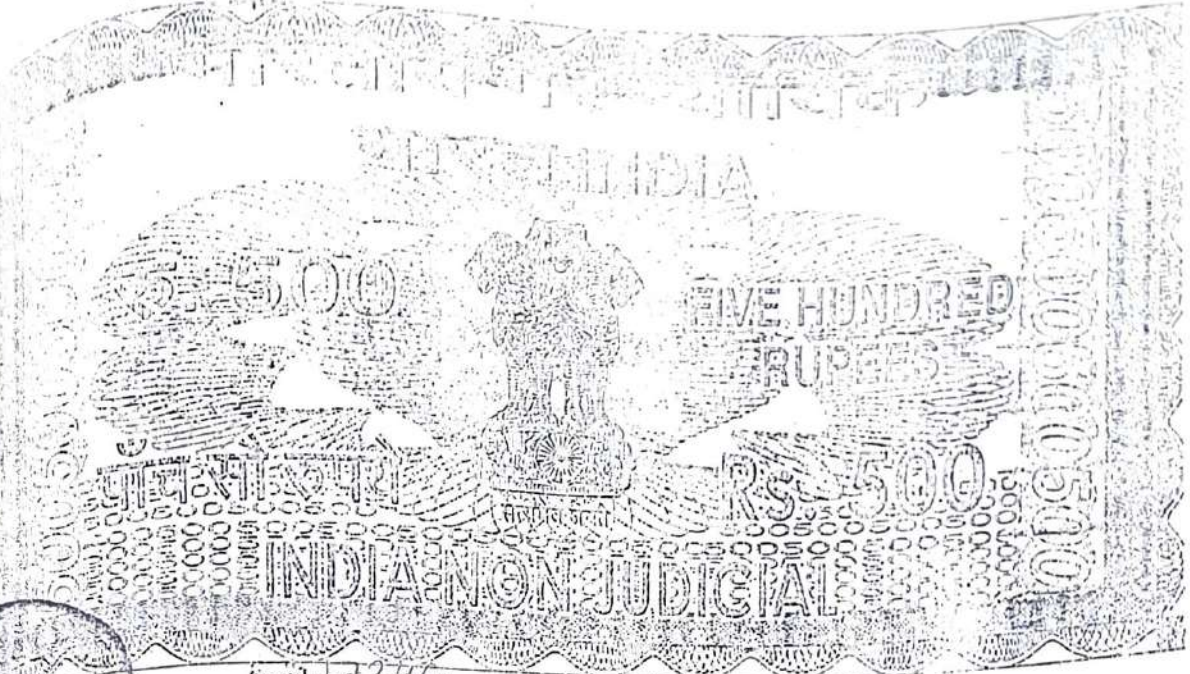
[Signature]

[Signature]

Paid fee of Rs. 580/-
Receipt No. 14918, dt. 23/7/2013
Correction: - Nil

B. Ch. d. n., 23rd July, 2013





No. 245 Place of issue Bicholim date of issue 06/09/2013 149620
 value of Stamp Paper Rs. 500/-
 Name of the Purchaser B. S. Salunke
 Residing at Velus-Sattar
 There is no stamp duty levied on the value of
500/- addition stamp duty for the completion
 of the value is attached alongside.

Signature of Vendor
 (Kishor Vishnu Sarnadkar)
 Lic No. AC/19 VEN/02/1007 dated 22-02-1987

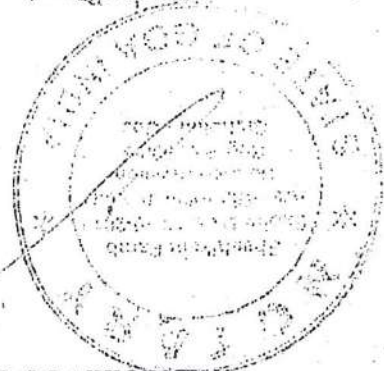
Signature of Purchaser

Reg. No. 15/2013

Receipt No. 70/11
10/09/2013



Signature
 18/9
 SUB-REGISTRAR
 BICHOLIM



GENERAL POWER OF ATTORNEY

KNOW ALL YE MEN BY THESE PRESENTS that We, (1) Mrs.
VIDYA AJAY SHETGAONKAR alias **VIDYA SURESH SALUNKE**, wife
 of Mr. Ajay Anand Shetgaonkar, daughter of Shri Suresh Balkrishna Salunke,

Signature

5. To appear and/or to represent us before the Sub-Registrar of Bicholim and/or before any concerned Sub-Registrar at anywhere in the State of Goa and to sign, execute and admit on our behalf any documents such as Deed of Sale, Deed of Gift, Deed of Rectification, Deed of Assignment, Deed of Cancellation, Deed of Exchange, Deed of Mortgage, Deed of Relinquishment under Article 2029 of Portuguese Civil Code in force in the State of Goa or under any other provisions of law as applicable, Deed of Declaration, Deed of Partition/Family Settlement, Deed of Lease or any other document, pertaining to sale or purchase of any property or properties or premises or any part thereof or proportionate share therein, in our name and on our behalf, situated anywhere in the State of Goa and to complete all the formalities necessary to get registered the said documents and further more to receive the sale price from the prospective Purchaser(s) and to sign the necessary receipt on our behalf for the purpose and/or to pay the sale consideration to the Vendors in respect of purchase of any property in our name and also to receive the documents from the concerned Sub-Registrar on our behalf and in our name and to do all the acts, deeds and things which may be necessary and effectually in all respect as we could do the same ourselves personally.

6. To appear and represent us before the Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land Records i.e. Land Survey Department, and/or such other Authority for carrying out mutations, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of any property or properties belonging to us or for any other purpose and in that regard, to sign and execute all applications/forms/ declarations, affidavits etc. to get the same completed in all respects as we could do the same personally ourselves.

7. To appear for and represent us before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department,



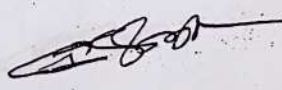
Municipal Council/Village Panchayat i.e. local self body, Department of Electricity, Department of Water Works, P.W.D., Health Department, Office of Directorate of Settlement and Land Records i.e. Land Survey Department, P.D.A., Sales Tax Department, and in all other Government or Semi-Government Offices and Departments, and to sign, execute and file all types of applications/forms/documents on our behalf in respect of any of the properties or premises/structures for the purpose of obtaining all types of permission/license/approvals/NCC, NCC, electricity connection, water connection from the said concerned authorities and to renew the same from time to time, or for the purpose of developmental and construction works to be taken up in any of the property or in any part thereof belonging to us and/or to file complaints, objections, replies, etc. and to follow up the matter to protect our interest in the properties/premises belonging to us.

8. To receive and recover any debt due and owing to us by any person or persons in respect of sale of any property or premises or in respect of any other purpose and on receipt of any money whatever due and payable to us, to give proper receipts and discharges for the same and on non-payment thereof, to file suits or any other proceedings for recovery and compelling payments thereof.
9. To prepare, sign and submit all returns and statements, declarations, etc., pertaining to service tax, VAT, infrastructure Tax, or any other taxes to be filed with the concerned Sales Tax Department and/or with any other Government Departments and to verify the same by production of books and vouchers and other documentary evidence.
10. To refer any dispute or differences arising out of the arbitration, to appoint arbitrator or arbitrators, to file the statement of facts or counter statement of facts, to proceed with or oppose arbitration proceedings and to apply for Judgement on award or to set aside the award.



[Handwritten signature]

11. To receive compensation from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government and to sign necessary receipt on our behalf in token of acceptance of the said compensation.
12. To appear and represent us in any Court(s) anywhere in India and to plead on our behalf and to verify the pleadings, to swear affidavits, and to depose on our behalf and also to appoint and engage on our behalf the pleaders, Advocates, etc. and to sign the Wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.
13. To settle, compromise, compound or withdraw any debts, claims or any cases, suits or appeals which are being filed or to be filed in our name in any of the Courts, Tribunals, Forums or before any authority in respect of any property/premises in which we have an interest.
14. To enter into or to retire from, any Partnership Business with any person or persons or firm on our behalf and in our name and to sign, execute and admit the Deed of Partnership, Deed of Retirement before the concerned Notary Public or before concerned Registrar/Sub-Registrar and also to appear and represent us and sign, execute and admit the necessary documents in connection with the Partnership Firm on our behalf and in our name, with the concerned Registrar of firms and also to sign all the necessary documents of the Partnership firm on our behalf and to open and operate bank accounts of the firm and sign on our behalf and in our name and to do all the necessary deeds and things as may be required for the smooth running of partnership firm wherein we are having a right as Partner.
15. To fell and transport trees from any property or properties and for that purpose to appear and represent us in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, etc. to obtain the licenses/passes to fell and transporting the trees from the any property or properties.



16. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in order to safeguard and protect our right/interest to the properties and premises situated anywhere in the State of Goa and further to process/follow-up the matter with said departments.
17. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on our behalf in respect of transfer of house tax, electricity connection, water connection of any premises/structures or in respect of any property or properties belonging to us or for any other purpose as deemed fit and proper by our said attorney.
18. To fell and transport trees from any property or properties and for that purpose to appear and represent us in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, etc. to obtain the licenses/passes to fell and transporting the trees from the any property or properties.
19. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in order to safeguard and protect our right/interest to the properties and premises situated anywhere in the State of Goa and further to process/follow-up the matter with said departments.
20. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitute limited to any one or more purpose or purposes, from time to time desires and required by our said Attorney.
21. AND to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever deemed fit and proper by our said power of attorney as required to do, execute and perform in relation to any property or properties or premises or to carry on with the affairs ancillary or incidental thereto as fully



and effectually as we, ourselves could do the same if we were to personally handle the same.

22. AND We do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafide done by our attorney which shall be constituted as an acts, deeds and things done by us in all intents and purposes as if we were personally present to do so.

IN WITNESS WHEREOF We have signed and executed this Power of Attorney at Valpoi, Goa, on this 13th day of September, 2013.

SIGNED, AND DELIVERED by
withinnamed Mrs. VIDYA AJAY
SHETGAONCAR alias VIDYA
SURESH SALUNICE, the Executant



[Handwritten signature]

No. 1.



L. H. F. I.



R. H. F. I.

[Handwritten signature]



SIGNED, AND DELIVERED by
withinnamed Mr. AJAY ANAND
SHETGAONCAR, the Executant
No. 2.



Ajay Anand



L. H. F. I.



R. H. F. I.

[Handwritten signature]

I HEREBY ACCEPT:

SIGNED AND DELIVERED by
withinnamed Shri SURESH
BALKRISHNA SALUNKE, the
Attorney.



Suresh Salunke



L. H. F. I.



R. H. F. I.

IN THE PRESENCE OF WITNESSES:

1. Sipikran Hoik *Sipikran*
2. Rehana Shaikh Salunke

Suresh Salunke

Executing Parties:

- 1) Mrs. Vidhya Ajay Shetgaonkar alias Vidya Suresh Salunke, d/o Suresh B. Salunke, 29 years, married, Service, and
- 2) Mr. Ajay Anand Shetgaonkar, 37 years, married Service, both Indian Nationals and residents of Vaddem, Vasco-da-Gama, Goa.
- 3) Shri. Suresh Balkrishna Salunke, 66 years, married, business, Indian National, 11/0 Velus, Saltara - Goa.

9

~~_____~~
~~_____~~
~~_____~~
 P.O.A.



S. Salunke



A. Shetgaonkar



3) S. Salunke



Mr. Sureshwar K. Sawant, 35 years, married, Service, 11/0 Kasturba, Bicholim - Goa and known to the Sub-Registrar states that he personally knows the above executant and identifies them.

OR Sawant

Paid Rs. 500/-
 Receipt No. 70/11, dt. 18/09/2013
 Corrections, if any :- Nil.
 Bicholim dt. 18th Sept. 2013

S. Salunke

ENDORSEMENT:

1. Shri **SURESH BALKRISHNA SALUNKE**, son of late Shri Balkrishna S. Salunke, aged 70 years, married, business, Indian National, holding PAN No. _____ & Aadhar No. _____ residing at House No. 111(old) 256 (new), Velus, Sattari, Goa, for Self and as Power of Attorney for:

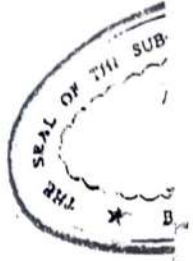
(a) Mrs. **SUJATA BHARAT DESAI** alias **SUJATA SURESH SALUNKE**, wife of Shri Bharat Shivaji Desai, daughter of Shri Suresh Balkrishna Salunke, aged 41 years, married, business, Indian National, holding PAN No. _____ & Aadhar No. _____ resident of House No. 1407/18, Avani Mansion, Penha de Franca, Bardez, Goa.

(b) Shri **BHARAT SHIVAJI DESAI**, son of Shri Shivaji Ganpat Desai, aged 43 years, married, business, Indian National, holding PAN No. _____ & Aadhar No. _____ resident of House No. 1407/18, Avani Mansion, Penha de Franca, Bardez, Goa.

(c) Mrs. VIDYA AJAY SHETGAONCAR alias VIDYA SURESH SALUNKE, wife of Mr. Ajay Anand Shetgaoncar, daughter of Shri Suresh Balkrishna Salunke, aged 35 years, housewife, married, Indian National, holding PAN No. [& Aadhar No.], resident of A/3, 11/12, Near Pai Hospital, Karma Residency, Vaddem, Vasco-da-Gama, Goa.

(d) Mr. AJAY ANAND SHETGAONKAR, son of Mr. Anand Shetgaonkar, aged 40 years, married, service, Indian National, holding PAN No. [& Aadhar No.], resident of A/3, 11/12, Near Pai Hospital, Karma Residency, Vaddem, Vasco-da-Gama, Goa.

2. Smt. SUREKHA SURESH SALUNKE, wife of Shri Suresh Balkrishna Salunke, daughter of late Vishram D. Naik, aged 67 years, married, business, Indian National, holding PAN No. [& Aadhar No.], residing at House No. 111(old) 256 (new), Velus, Sattari, Goa.




3. Shri SUJIT SURESH SALUNKE, son of Shri Suresh Balkrishna Salunke, aged 38 years, married, business, Indian National, holding PAN No. / & Aadhar No. , resident of House No. 111(old) 256(new), Velus, Sattari, Goa;

4. Mrs. MANALI SUJIT SALUNKE, wife of Shri Sujit Suresh Salunke, daughter of late Ganpat Shankar Sawant, aged 30 years, business, Indian National, holding PAN No. & Aadhar No. , resident of House No. 111(old) 256(new), Velus, Sattari, Goa;

5. Shri SUNIL SURESH SALUNKE, son of Shri Suresh Balkrishna Salunke, aged 40 years, married, business, Indian National, holding PAN No. & Aadhar No. , resident of Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa.

~~_____~~ ies
~~_____~~ 1 to 05
_____ emits execution of the so called
_____ Decree of scale _____

~~_____~~


esek



8881 UNIP



Balunke



Sanjay Biter



Biter

1) Sanjay Biter waskani age 52 years,
married, Business, 10 Kharjuroi, Aldona, Bandra-604

.....
and known to the Registrar
states now
the above executant and identi-
ties him.

✓ Padk

Bicholim dt. 04th July 2017

[Signature]
SUB REGISTRAR
BICHOLIM

Registered No. 779/2017
of pages 117 to 164
Book No. I Volume No. 150
date 05/07/2017

[Signature]
Sub-Registrar

