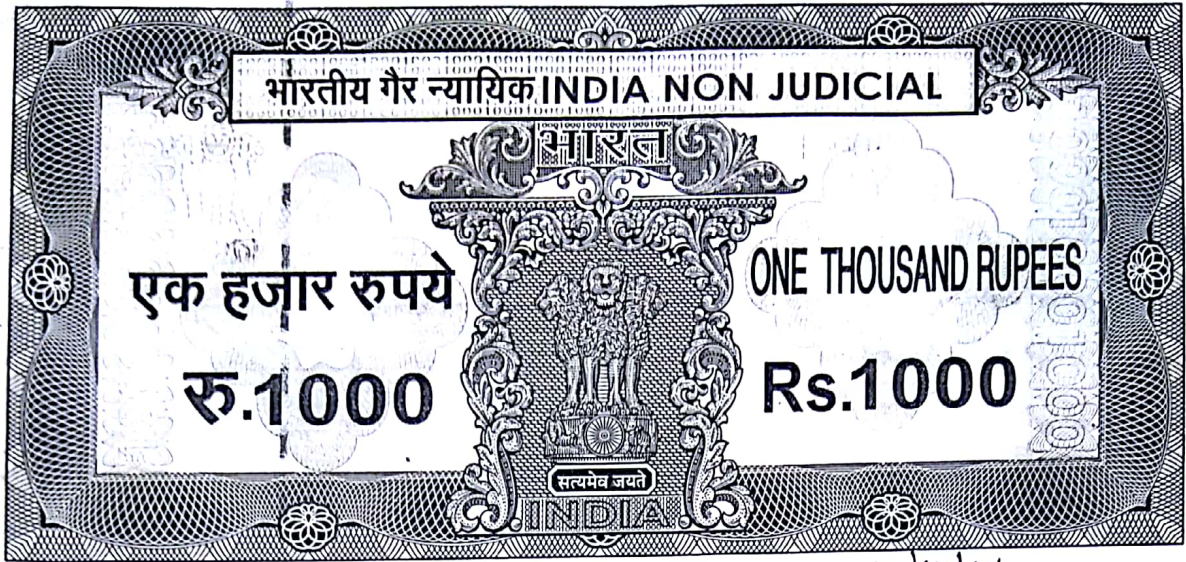




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Serial No. 3611 place of St. Vened Mapusa Date

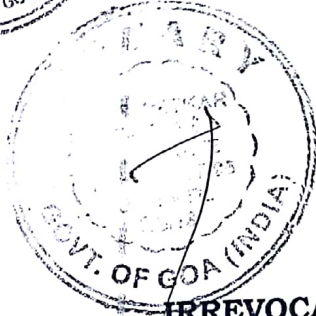
Value of stamp Paper 1000/-

Name of Purchaser Alit Yergatti

Resident at mapusa Son of Shabbir Yergatti

Signature of Vendor [Signature] Signature of Purchaser

C.J. PANDIT- LIC NO. AC/STP/VEN/24/2003



**IRREVOCABLE POWER OF ATTORNEY FOR
DEVELOPEMNT AND SALE OF THE PROPERTY**

[Signature]
Hernandes

Cont...2/-

[Signature]
Hds

Cont...3/-

TO ALL TO WHOM THESE PRESENTS SHALL COME, We (1) MR. HILARIO MIGUEL JOSE FERNANDES alias HILARIO MINGUEL JOSE FERNANDES, son of late Augustinho Xavier Fernandes, 65 years of age, married, service, Canadian National of Indian Origin, having a PAN Card bearing No. ABFPP6585K and holder of OCI (Overseas Citizen of India) No.A055794, and mobile No. 7083772804, resident of H.NO. 375, Don Waddo, Salvador do Mundo, Bardez-Goa, and his wife **(2) MRS. RENELDA V FERNANDES,** wife of Hilario Miguel Jose Fernandes, married, housewife, 62 years, Canadian National of Indian Origin, having Pan Card No. ABDPF8265G, and holder of OCI (Overseas Citizen of India) No. A116251 and mobile No. 7083772804, presently resident of H.NO. 375, Don Waddo, Salvador do Mundo, Bardez-Goa, **SEND GREETINGS:**

WHEREAS we are the owners of a piece or parcel of land, by name "DANWADO" also known as "Tollechem Batta" consisting of three plots surveyed under survey no.224/1, 224/2 and 224/4 situated in the village of Salvador Do mundo, District of Goa, Sub-district of Ilhas of Goa, Taluka of Bardez, described in the Land Registration office under no.20729, total admeasuring an area of 4950 Sq.mts more particularly described in the Schedule hereunder written;

AND WHEREAS by an Agreement for sale of even date executed by ourselves as Vendors of the One Part and **MR. ALTAF YARGATTI,** son of Shabir Yargatti, age, 33 years, Occupation business, married, Indian National, holder of Pan no.AJEPA6154G, resident of G2, Royal Mansion, Shelpem, Mapusa-Goa as Developer of the Other part we have agreed to develop the said property and sell the said property more particularly described in the Schedule hereunder written to the said Developer upon the terms and conditions contained in the said Agreement;

Cont...3/-

Alt *Yds*

AND WHEREAS at the treaty of the said agreement we have agreed to give a Power of Attorney in favour of the Developer or as he may direct in order to enable him to get the plans sanctioned by the Town and Country Planning, Mapusa and other appropriate authority and to do all other acts and things;

AND WHEREAS the Developer has requested us to grant the said Power of Attorney in his favour which we hereby do;

NOW KNOW YE AND THESE PRESENTS WITNESS that we (1) **MR. HILARIO MIGUEL JOSE FERNANDES** alias **HILARIO MINGUEL JOSE FERNANDES**, son of late Augustinho Xavier Fernandes, 65 years of age, married, service, Canadian National of Indian Origin, having a PAN Card bearing No. ABFPF6585K and holder of OCI (Overseas Citizen of India) No.A055794, and mobile No. 7083772804, resident of H.NO. 375, Don Waddo, Salvador do Mundo, Bardez-Goa, and his wife (2) **MRS. RENELDA V FERNANDES**, wife of Hilario Miguel Jose Fernandes, married, housewife, 62 years, Canadian National of Indian Origin, having Pan Card No. ABDPF8265G, and holder of OCI (Overseas Citizen of India) No. A116251 and mobile No. 7083772804, presently resident of H.NO. 375, Don Waddo, Salvador do Mundo, Bardez-Goa appoint (1) **MR. ALTAF YARGATTI**, son of Shabir Yargatti, age:-33 years, Occupation business, married, Indian National, holder of Pan no.AJEPA6154G, resident of G2, Royal Mansion, Shelpem Mapusa-Goa, jointly and severally to be our true and lawful Attorneys to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To prepare plans for development of the said property described in the Schedule hereunder written and to submit the same to the Town and Country Planning Department, Mapusa and other concerned authorities for obtaining approval to the same and to submit proposals from time to time for the amendments of such

Cont...4/-

Hilario Fernandes

Building Plans to the Town and Country Planning Department and other Concerned Authorities for the purpose of obtaining approval to such amendments.

2. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property and for that purpose to demolish the existing structure standing on the said property and erecting new structures thereon.

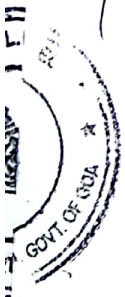
3. To supervise the development work in respect of the Building/s on the said property and to carry out and/or to get carried out through contractors, subcontractors and/or Departmentally and/or in such manner as may be determined by the said Attorney, construction of the structures on the said property in accordance with the plans and specifications sanctioned by the Town and Country Planning Department Mapusa, and other Concerned Authorities and in accordance with all the applicable rules and regulations made by the Government of Goa under The Goa (Regulation of Land Development and Building Construction) Act, 2008 and Goa Land Development and Building Construction Regulations, 2010), Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other Concerned Authorities, in that behalf for the time being.

4. To carry on correspondence with all concerned authorities and Bodies including the Government of Goa in all its Departments, Village Panchayats, and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

5. To appear and represent me/us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.

Cont...5/-

Fernando RLS



6. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration, monies, salaries and/or wages.

7. To pay various deposits to the Village Panchayat and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by my/our said Attorney and to give valid and effectual receipts in my/our name and on my/our behalf in connection with the refund of such deposits.

8. To approach the Hydraulic Engineer, City Engineer, City Engineer and Authorities and Officers of the Village Panchayat for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said property and construction of buildings thereon and also to obtain water connection and service connections to the said building/s constructed.

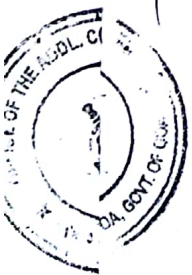
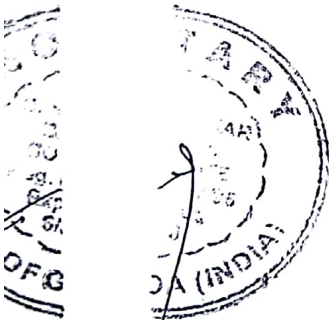
9. To make necessary applications to the Electricity Department of any other concerned departments for obtaining electric power for the said property and the buildings constructed thereon.

10. To make necessary representations including filing of complaints and appeals before the Collector, Panchayat, Director for Panchayat etc and other Concerned Authorities including in the Civil Courts.

11. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

Cont...6/-

S. S. Petkar Hds.



12. To apply for and obtaining water connection for the Building to be constructed on the said property and/or Occupation and Completion Certificate/Occupancy Certificate in respect of the said building/s or any part or parts thereof from the Village Panchayat and other Concerned Authorities.

13. To give such letters and writings and/or undertakings as may be required from time to time by the Village Panchayat and/or other Concerned Authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining Occupation and/or Completion Certificate in respect of the said building/s or any part or parts thereof.

14. To give necessary letters, writings and undertakings to the Village Panchayat/ Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (N O C) from the said Department in connection with the said building/s.

15. To approach the Government, of Goa in all its Departments as also the Village Panchayat and in all other Concerned Authorities for the purpose of obtaining necessary No Objection Certificate and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining Occupation and Completion Certificate in connection with the running and establishing Units therein.

16. To do all other acts, deeds, matters and things in respects of the said property described in the Schedule hereunder written including to represent before and correspond with the Town and Country Planning department and also before other Concerned Authorities for any of the matters relating to the sanctioning of the

Cont...7/-

Officer Rds

17. Plans, obtaining the Floor Space Index (FSI) for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

18. To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications, sign or execute such writings and undertakings as may be required and to prefer an appeal from the Order of the Competent Authority and/or to arrive at such arrangements with the occupants/tenants of the structures standing on the said property and to acquire possession of the said structures as also the said property.

19. To make applications and submit the amended or new Buildings Plans to the Town and Country Planning Department, at Mapusa including all its Departments or any other Authorities for the purposes of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of the development of the said property.

20. To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

21. To apply to the controller of Cement and Steel and any other Authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertakings or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

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Fernando *RLS*

22. To enter into Ownership Agreement for Sale of Building and will be constructed on the said property in the name of Attorneys or his Partnership firm and to retire and appropriate the sale proceeds to himself except what is agreed under the said agreement.

23. To execute Agreements for Sale of the said property or any part thereof, described in the Schedule hereunder written or any part thereof and/or other premises in respect of the Buildings to be constructed on the said property.

24. To approach the Purchasers of the said building/s and other premises in such building/s and/or the persons to whom the same may have been agreed to let out by the said Attorney the possession thereof.

25. To agree sell/to let out the said buildings or any part thereof and/or other premises in respect of the said property to such persons and on such terms and conditions as the said Attorney may in their absolute discretion think fit and proper.

26. To sell and dispose off all or any of the flat or flats, shops or shop and parking space and may be constructed on the said Plot of land on Ownership basis and/or in any other manner that may be thought fit by the said Attorney at the price or for the amount that the said Attorney may think fit and proper. To collect and receive of and from the acquirers, occupants, or purchasers of such flat or flats shops and parking space the price of such flat, shop or parking space that may be payable by such aforesaid person or persons and also to receive and collect and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same.

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Fernando Reis

27. To execute from time to time agreements or agreement for sale on Ownership basis of such flats shops or garages, conveyance in respect of the building or buildings that may be constructed on the said Plot and also to execute and sign conveyance, sale deed, confirming parties, ratification/rectification, transfer or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub-registrar of Bardez or any other registrar of assurances.



28. To execute the Conveyance and Conveyance in respect of the said property and building/s constructed thereon or any part thereof in favour of such persons as the said Attorney shall determine including in favour of any Co-operative Society/Limited Company that may be formed for the purpose.

29. To apply for and obtain Income Tax Certificates under Section 230-A of the Income-tax Act, 1961 for the purpose of registration of the Conveyance, Lease and/or other documents of transfer in respect of the said property that may be executed by the said Attorney.

30. To lodge the Conveyance, Lease and/or other documents of transfer that may be executed by the said Attorney for registration and to admit execution thereof before the concerned Sub-Registrar within the State of Goa.

31. To make applications to the Revenue Authorities for the transfer of the said property to them of the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

32. To correspondence with the Authorities in regard to all or any matters pertaining to the said property or any portion or portions thereof as also to make various representations and file appeals,

S. Pethekar Hds.

Cont...10/-

revisions, reviews and references against any order direction and/or instruction given to and/or issued by the Authorities under the said Act in respect of the said property or any portion or portions thereof.

33. To sign and given notices to the purchasers and occupiers of the flats, shops or parking space and as and when required or necessitated by the occasion.

34. To attend before any Registrar, sub-registrar or Dy. Registrar of assurances in Bombay/or and to execute and present for registration and admit execution by me/us of any agreement, deed, conveyance, transfer, assignment, assurances, releases, indemnity or other instrument or writing the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said deed, instruments and writings or any of them as fully and effectually as I/We myself/ourselves could do.

35. To take all necessary steps for the registration of the co-operative society of the flat purchasers and for that purpose to sign and execute all necessary applications, papers and writings and represent any person before the Registrar, Cooperative Societies and when required to do so.

36. To insure the said property against damages, fire, tempest, riots, civil commotion, floods earthquakes otherwise as my/our said Attorney may think fit and proper.

37. To receive every sum of money whatsoever which may become due and payable to me/us upon or virtue of any agreement, charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

Cont...11/-

[Signature] Hs.



38. To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit execution thereof.

39. We hereby agree and undertake that we will not in any way write any letters and/or correspond with the Government of Goa in all its departments, the concerned authorities in all its Departments and other concerned Local Authorities countermanding any acts, deeds, matters and things done by the said Attorney pursuant to this Power of Attorney. we hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned Authorities shall be entitled to disregard all such instructions given by us.

40. For us in our name to accept service of any Writ of Summons or other legal process and to appear in any Court and before all Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorney shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceeding as the said Attorney shall think fit and if the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing belonging or payable to me/us by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my/our name or in the name of him or them the said Attorney.

41. To appoint Pleaders, Solicitors, Advocates or Attorney or Lawyers to appear and act in any Court of Justice or before any Custom or Port Trust or Revenue or Tribunal, Civil Court, Appellate

Cont...12/-

[Signature] Hds.

Court or any concerned authorities or other Officer or Officers of any State or Local Authority and to revoke such appointment and to substitute any others in their place and stead.

42. To sign, verify and execute Plaints, Written Statement, Counter-Claims, Appeals, Reviews, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions appeals and proceedings of any kind whatsoever in any court of Law or Equity whether of Original, Appellate, Testamentary or Revisional jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised or think proper and to execute Decrees and also to bid at the Auction Sales that may be held by or on my/our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Officer thereof and to purchase any land hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

43. To receive from any Court or any Officer thereof or from any person firm or body corporate amounts due and payable to me/us either alone or jointly with others on any account whatsoever including under any Deed of Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

Cont...13/-

Fernandes RLC

44. GENERALLY TO DO AND PERFORM all acts, deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the Authorities hereinbefore contained as full and effectually as I/we could in person.

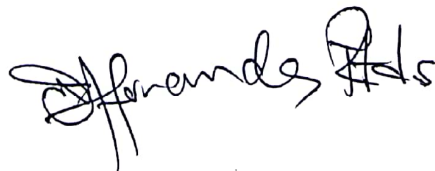
45. For the better doing performing and executing all the matters and things aforesaid, we hereby further grant unto the said Attorney full power and absolute authority to substitute and appoint in their place and stead on such terms as they shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and so substitute or appoint any other or others in place of such Attorney as the said Attorney shall from time to time think fit and proper.

46. To do all other acts, deeds matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India.

AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney jointly and severally and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon them.

AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents **AND WE HEREBY DECLARE** that we shall not enforce this Power of Attorney.

AND We hereby declare that the powers and authorities hereby granted are irrevocable till the said properties is fully and properly developed as per the Agreement as per rules and regulations



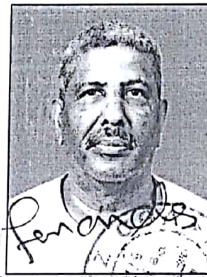
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applicable in the State of Goa and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of the ultimate transferee.

IN WITNESS WHEREOF We (1) **SHRI HILARIO MIGUEL JOSE FERNANDES**, and his wife, (2) **MRS. RENELDA V FERNANDES**, have hereunto set and subscribed our respective hand on this 12th day of December, 2017 at Mapusa -Goa.

SIGNED AND DELIVERED BY WITHINNAMED

EXECUTORS:



Hilario Fernandes

(1) **MR. HILARIO MIGUEL JOSE FERNANDES** alias
HILARIO MINGUEL JOSE FERNANDES



Renelda Fernandes

(2) **MRS. RENELDA V FERNANDES**

Cont...15/-

Hilario Fernandes

ACCEPTED BY ME:



MR. ALTAF YARGATTI

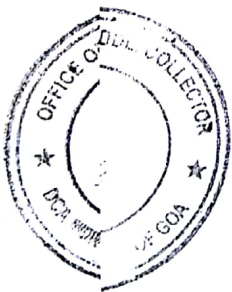
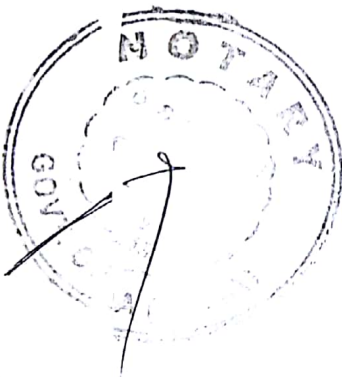
Power of attorney Holder



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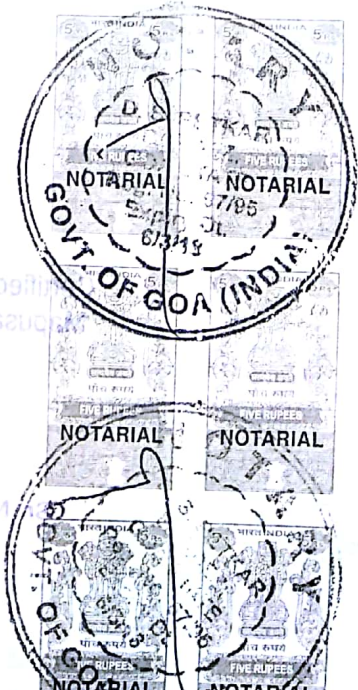
Madhavan
(Adv. Siddharth
Madhavan)

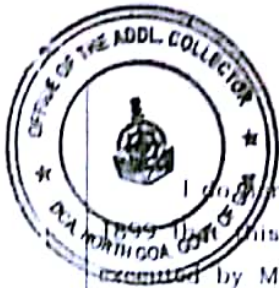
Effraudes Hernandez



P.A. Executed before me
At Mad... 12/12/2017

Petkar
PETKAR
LL.B.
NOTARY PUBLIC NO. 67/95
Sr. No. 21284/2017





CERTIFICATE OF ADJUDICATION

I hereby certify under Section 32 of the Indian Stamp Act, 1899 that this instrument of Power of Attorney dated 12/12/2017 executed by Mr. Hilario Miguel Jose Fernandes & Mrs. Renelda V. Fernandes both R/o H. NO. 375, Don Waddo, Salvador do Mundo, Bardez - Goa is duly stamped. The Applicant has paid the applicable stamp duty of Rs. 4,45,500/- (Rupees four lakhs fourty five thousand five hundred only) vide e Challan No. 720/17-18 dated 02/02/2018 on the declared value of the property i.e. Rs. 3,000 per sq. mts. as per Notification No. 17/1/Fixation of Land Rates/2012 RD/5004 dated 26/12/2012 admeasuring 4950 sq. mts. as minimum land price for an area in Salvador do Mundo village of Bardez Taluka. This adjudication is only for the purpose of proper stamp duty as applicable and this office is not responsible for the contents or authenticity of the Power of Attorney document adjudication. This adjudication has been done at the request of Shri Altaf Yargatti R/o E 54, Ekta Nagar, Next to Chapel, Housing Board, Mapusa, Bardez - Goa.

The adjudication fees of Rs. 200/- is paid also vide receipt No. 8706 dated 02/02/2018 in this office.

Additional Collector of North Goa
District, Panaji - Goa & Adjudicating
Authority under Indian Stamp Act, 1899

Panaji - Goa
Dated : 02/02/2018



Certified that this is a True Copy
Mapusa Dt. 09-09-2018

D.S. PETKAR
B.A., L.L.B.

NOTARY, Reg. No. 67/95
Sr. No. 16895/2018

