

Asstt. Manager
Officer / Manager

D-5/STP/V/CUR/35/8/2006-PON(PART)

Purchaser Name H/S. Desai Developer

972/2020

PON - POA Registry - 11-2020

Narayan Rao R Desai N R Desai



SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,
THAT WE (1) SHRI. PRAKASH TUKARAM VERENCAR
alias PRACASH TUCARAM VERENCAR, son of late

114

S P Verencar

N R Desai

Contd/-

Tukaram Vinayak shet Verekar, age 72 years, married, Occup- Doctor, holding Aadhaar Identity Card No. [REDACTED] and PAN Card No. [REDACTED] and (2) **SMT. SHEELA PRAKASH VEREKAR**, wife of Shri. Prakash T. Verekar, age 68 years, housewife, holding Aadhaar Identity Card No. [REDACTED] and PAN Card No. [REDACTED] both Indian National, both residing at Flat No. F-1, Garkul Apartment, Near Satyam Shivam Housing Society, Shantinagar, Ponda-Goa do hereby **SEND GREETINGS.**

WHEREAS we are owner of an immovable property admeasuring an area of 915.45 sq. mtrs, of the property known as "MALAR" also known as "GORBAT" alias "CHAR BHAT" surveyed under survey No.171/1-E of village Ponda, Taluka Ponda-Goa, more specifically described in the Schedule-I, hereunder written and hereinafter referred to as "**said sub-divided Property**"

AND WHEREAS by Agreement for Development and Sale dated 22/09/2020, we have entered into Agreement with Shri. Narayanrao R. Desai proprietor of M/s Desai Developers and entrusted the said sub-divided Property mentioned in schedule hercin below for development purpose and by virtue of aforesaid Agreement Builder has agreed to construct and allot to the OWNER, the following premises in the building proposed to be constructed on the said sub-divided Property :-

- a) A Shop bearing shop No.S-1, admeasuring 29.85 square meters (super built-up area), located on ground floor of the proposed building.
- b) A residential Premises being flat of 2BHK bearing Flat No.FF-1, admeasuring 106.03 square meters(super built-up area) located on the first floor of the proposed building.



S.P. Verekar



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- c) A residential Premises being flat of 3BHK bearing Flat No.SF-1 admeasuring 139.25 square meters(super built-up area) located on the second floor of the proposed building.
- d) A residential Premises being flat of 2BHK bearing Flat No.SF-2 admeasuring 98.03 square meters(super built-up area) located on the second floor of the proposed building.
- e) A residential Premises being flat of single BHK bearing Flat No.TF-3 admeasuring 81.14 square meters(super built-up area) along with individual open terrace admeasuring 17.18 square mtrs located on the third floor of the proposed building.
- f) A residential Premises being flat of single BHK bearing Flat No.TF-4 admeasuring 81.85 square meters(super built-up area) along with individual open terrace admeasuring 17.63 square mtrs located on the third floor of the proposed building.
- g) A stilt parking No. 1,2,3,7,8 and 12 located on ground floor of the proposed building.

AND WHEREAS For the purpose of stamp duty and registration said sub-divided Property is values at Rs.1,01,86,850/- (Rupees One Crore one lakh Eighty Six Thousand Eight Hundred and Fifty Only) being value of cost of construction of the premises allotted to the Owners and as such the appropriate Stamp duty @ 4.5 % is paid herewith.

AND WHEREAS for the purpose of undertaking the development of the said sub-divided Property hereby agreed to sell and to do the various acts, deeds and things as mentioned herein below in connection with our sub-divided Property mentioned in schedule herein below, we desire to appoint Shri. Narayanrao R. Desai, proprietor of M/s

[Signature]

S P Verma

M R Desai

Contd/-

Desai Developers on our behalf to do the various acts, deeds and things herein below.

NOW THEREFORE BY THIS INSTRUMENT OF POWER OF ATTORNEY WE, (1) SHRI. PRAKASH TUKARAM VEREKAR, son of late Tukaram Vinayak Shet Verekar, major in age, married, holding Aadhaar Identity Card No. [REDACTED] and **(2) SMT. SHEELA PRAKASH VEREKAR**, wife of Shri. Prakash T. Verekar, major in age, holding Aadhaar Identity Card No. [REDACTED] both Indian National and resident of the above mentioned address, do hereby nominate, constitute and appoint **SHRI. NARAYANRAO R. DESAI**, son of Ramchandra N Desai, age 38 years, married, occup-business, holding Aadhaar identity Card No. [REDACTED], PAN Card No. [REDACTED] Indian National, resident of H No.345/9 Opp. Viraj Wood Industry, Perigol, Kavlem, Ponda-Goa, as our lawful Attorney to act for us and on our behalf and to do, execute and perform all or any of the following acts, deeds and things that is to say;

- 1 To approach and represent us before all kinds of Government or semi-Government or Notary offices, like Mamlatdar, Deputy Collector, Collector, Municipal office, Block Development Officer, Directorate of Panchayat, Town and Country Planning Department, Planning and Development Authorities, Electricity Dept, PWD, Water Department, Survey Department, Directorate of Settlement and Land records Department, Forest Department, Health Department, Directorate of Fire and Emergency services, Real Estate Regulatory Authority office and all kinds of public bodies, public and private institution to file and sign any applications, Forms, plans, Undertaking, Declarations, affidavit etc., in connection with said subdivided Property.



SP. Verkar

N. Desai

- 2 To apply for, pursue, obtain, receive, and recover all kinds of licenses, permissions, clearances, approvals, sanctions, construction license, Sanad, No objection certificate, permissions from all concerned authorities inclusive of Municipal council, Town and Country Planning Dept, P.D.A, SGPDA, Real Estate Regulatory Authority, Health Department, Directorate of Fire and Emergency Service, Land & Survey Dept, Village Panchayat, Forest Department for cutting of any tress and/or transporting of trees and obtain renewals and/or extension from time to time as also with department of Electricity, Public Works Department for obtaining electric connection, water connection and to sign any applications, forms, declarations, swear affidavits, undertaking etc., as may be required in respect of development in said sub-divided Property and to present, receive, collect any documents in connection with said plot before competent authorities as and when required.
- 3 To submit the layout of the proposed building to the P.D.A., SGPDA, Health Department, concern municipal Authority, and/or Town and Country Planning Development Authority, and to get the same sanctioned by the said authorities in respect of the new building proposed to be constructed therein and for that purpose to sign all applications, forms, declarations, affidavits, undertaking and other papers and to pay the requisite fees and premiums and to do all other acts and things necessary to obtain approval to such layout from concern authorities.
- 4 To enter into and sign and contract with the contractor/s or builder/s for construction as well as contractor for labourers and to sign such agreements if needed.



S. P. V. S.

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- 5 To obtain completion and occupancy certificate from the concern authority like Municipal Council, or PDA or Town and Country Planning Department after the completion of the proposed building in all respect.
- 6 To develop and construct a building on the said sub-divided Property as per the sanctioned plans and according to the specification and other requirements of the concerned authorities and for that purpose to employ contractor/s, architect/s, structural engineers, surveyors and other professional as may be required from time to time for the constructions of the proposed building in said sub-divided Property.
- 7 To engage, appoint and terminate the services of Architect, Engineers, surveyors, Advocates, Chartered Accountants, other professionals and for that purpose to sign requisite applications, authority letters, forms, Vakalatnama etc.
- 8 To agree to sell, to sell or to deal with in any manner the Flats/premises/shop and/or any rights in any Flats/premises/shops along with proportionate right to the land appurtenance to said Flat/premises/shops or building along with stilt parking, as also in any structure or any other premises standing in the said sub-divided Property or portion except aforesaid Flats/premises/shop allotted for the Owners mentioned above and for that purpose to sign, make, execute and present for registration before civil registrar cum Sub-Registrar office, any Agreements, Deeds, conveyance undertaking, Declarations, or any documents and admit execution of such documents including Agreement for sale, Agreement for Lease, Agreement for leave and license, Deed of cancellation of Agreement, Deed of sale, or Conveyance deed, Gift deed, Mortgage deed, Partition deed, Exchange deed, Rectification and/or Ratification deed etc., and also to issue valid receipts



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S. P. Verma

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towards consideration received on our behalf for the sale of said portion/flats/premises/ structure/stilt-parking and/or proportionate right in said properties etc., as also to pay any price and obtain receipt thereof.

- 9 To execute and perform all such acts, deeds and things concerning the sale of said flats standing in the proposed building and or proportionate right in said sub-divided Property.
- 10 To verify any complaint as also give evidence on oath /depose on our behalf and to represent us before all kinds of courts, Quasi-Judicial Authorities, Tribunals, Land Survey Department, Land Revenue Authorities.
- 11 To give No Objection Certificate, assurance, undertaking or declaration on our behalf to any Bank or financial institution for availing loan to the Purchaser to purchase their respective flat/s their by mortgaging their respective Flat with concerned bank by way of security for repayment.
- 12 To accept the summons, notices or any other process issued by any court of law in connection with said sub-divided Property.
- 13 To negotiate the terms and to agree to sell and enter into or conclude any agreement for sale and sell the said premises, flats or shop together with proportionate right to land to purchasers at such price as the said Attorney in its absolute discretion, thinks proper and/or to cancel and/or repudiate the same.
- 14 To receive from the intending Purchasers/Allottees any earnest money and/or advance or advances and also the balance or purchase money, and to give good, valid receipt and discharge for the same.
- 15 To represent us before any concerned Civil registrar cum Sub-Registrar office and Notary Public Ex-Officio and to



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S. P. Verma

N. B. Datta

Contd/-

execute, sign, present and admit execution of any Agreements, Deeds or any documents including Agreement for sale, Agreement for Lease, Agreement for leave and license, Deed of cancellation of Agreement, Deed of sale, or Conveyance deed, Gift deed, Mortgage deed, Partition deed, Exchange deed, Rectification and/or Ratification deed etc. either executed by us or executed by our said Attorney on our behalf and also to collect aforesaid documents on our behalf.

- 16 To maintain, manage and to look after our said sub-divided Property and to defend any interest in respect of the said sub-divided Property against any person or whole world as I could myself do and to restrain and restrict any third party invasion, trespass and/or interference in and around my sub-divided Property and to file proper applications to the Authorities including Police Complaints if necessary on our behalf to settle, compromise, compound the complaints encounter the complaints on our behalf before all Authorities.
- 17 To represent us to file applications, suit, petition, declaration, plaints etc and to defend our interest in all proceedings in all Courts, Civil, Criminal, Revenue including Court of the Mamlatdar, Dy. Collector, Collector, Administrative Tribunal, District & Session court, High Court, Apex Court, etc and to sign and verify plaints, written statements, petitions, Memorandum of Appeal, Applications and swear Affidavits of all kinds and to file them in any such Court or Office and to compromise, compound and reach to an amicable settlement to any disputes. Also to swear or make statements on oath, depose on our behalf and to execute any judgement decree or order.



S. P. Verma

M. D. Doshi

AND GENERALLY to do and caused to be done or execute all the acts, deeds and things required for the above purpose and we undertake TO RACTIFY AND CONFIRM all the acts whatsoever our said Attorney may do or to be done by virtue and in pursuance of the said authority hereby given to him.

AND we hereby declare that all acts, deeds and things done by our said Attorney shall be constructed as acts, deeds and things done by us personally.

SCHEDUL-I

(Description of the property referred above).

ALL THAT SUB-DIVIDED PROPERTY admeasuring an area of 915.45 sq. mtrs. being an independent unit Plot, know by name of the property as "MALAR" also known as "GORBAT" alias "GHAR BHAT" situated within the limits of Ponda Municipal council, Ponda Taluka and Sub-District of Ponda, initially forming part of the property described in schedule-I above and now being identified and separately surveyed under new survey No.171/1-E of village Ponda Taluka Ponda-Goa.

That the said Property is bounded as under:

EAST: by the property surveyed under No.171/1-E of village Ponda,

WEST: by the plot no. 17C, surveyed under No.171/1 of village Ponda

NORTH: By 10 meter wide road, and

SOUTH: By the property surveyed under No. 172/6(part) of village Ponda and

shown on the survey plan annexed hereto to this Agreement.



S. P. Verma

N. Verma

Copy

IN WITNESS WHERE OF we have signed and executed this document of Power Of Attorney on this 23rd day of September 2020.

EXECUTANTS

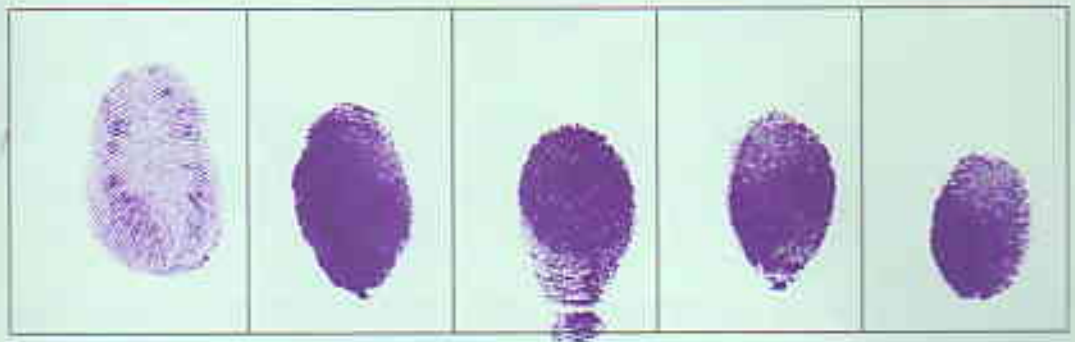
1 SHRI. PRAKASH TUKARAM VEREKAR



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**LEFT HAND FINGERPRINT IMPRESSION OF EXECUTANT
NO.1 SHRI. PRAKASH TUKARAM VEREKAR**



**RIGHT HAND FINGERPRINT IMPRESSION OF EXECUTANT NO.
1 SHRI. PRAKASH TUKARAM VEREKAR**




S.P. Verekar

M. D. Desai

2 SMT. SHEELA PRAKASH VEREKAR

S.P. Verkar



LEFT HAND FINGERPRINT IMPRESSION OF EXECUTANT
NO.2. SMT. SHEELA PRAKASH VEREKAR



RIGHT HAND FINGERPRINT IMPRESSION OF EXECUTANT NO.
2. SMT. SHEELA PRAKASH VEREKAR



S.P. Verkar

S.P. Verkar

N. Verkar

ACCEPTED**SHRI. NARAYANRAO R. DESAI***N. Desai*

**LEFT HAND FINGERPRINT IMPRESSION OF SHRI.
NARAYANRAO R. DESAI**



**RIGHT HAND FINGERPRINT IMPRESSION OF SHRI.
NARAYANRAO R. DESAI**

**In Presence of Witnesses:**

1. Sanjay P Dsouza

2. Anant A Sawant

*Anant A**S.P. Verma**N.R. Desai*

A blue ink signature of Sanjay P Dsouza.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Sep-2020 02:09:05 pm

Document Serial Number : - 2020-PON-972

Presented at 02:09:42 pm on 24-Sep-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	458500
2	Registration Fee	1000
3	Processing Fee	240
Total		459740

Stamp Duty Required : 458500

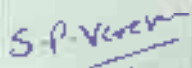
Stamp Duty Paid : 458500

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Narayanrao Desai Proprietor Of Ms Desai Developers, S/o - D/o Ramchandra Desai Age: 38, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - H.No. 345-D, Opp. Viraj Wood Industry, Perigal, Kavlem, Ponda Goa, Address2 - , PAN No. [REDACTED]			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Prakash Tukaram Verekar Alias Prakash Tukaram Veronkar S/o - D/o Tukaram Vinayak Shet Verekar Age: 72, Marital Status: Married, Gender: Male, Occupation: Doctor, Address1 - Flat No. F-1, Garkul Apartment, near Salyam Shivani Housing Society, Shantlinagar, Ponda Goa, Address2 PAN No. [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Sheela Prakash Verekar, S/o - D/o Sharad Sundarrao Varde Age: 68, Marital Status: Married, Gender: Female, Occupation: Housewife, Address1 - Flat No. F-1, Garkul Apartment, near Satyam Shivan Housing Society, Shantinagar, Ponda Goa, Address2 - PAN No.: [REDACTED]			
3	Narayanrao Desai Proprietor Of Ms Desai Developers, S/o - D/o Ramchandra Desai Age: 68, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - H.No. 345-9, Opp. Viraj Wood Industry, Perigol, Kavlem, Ponda Goa, Address2 - PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Executant, Acceptor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anant Ashok Sawant, 28, 8275259357, Service, Marital status: Unmarried 403401 Borim, Ponda, SouthGoa, Goa			
	Sanjay D Souza, 45, 8049900807, Advocate, Marital status: Married 403401 Nirancel, Ponda, SouthGoa, Goa			


Sub Registrar
SUB REGISTRAR
PONDA

Document Serial No:-2020-PON-972

Book :- POA Register Document

Registration Number :- **PON-POA Register-11-2020**

Date : 25-Sep-2020

Pone
25/09/2020
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)

SUB-REGISTRAR
PONDA

