



गोवा GOA

Sr No. 10245 Date of issue 11/12/17 283497
 Value of Stamp Paper Rs. 1000
 Name of the Purchaser Vallabh Salkar
Richa
 Signature of Vendor: M. V. Satardekar
 Signature of Purchaser: Malkar
 Lic. No. AG/STP/VEIN/86/1442 dtd.29/08/1997

Serial No. 1477/2017
 Presented at the Office of the
 Sub-Registrar of Bicholim
 between the hours of 1:05 pm
 and 1:10 pm on 15/12/17

Registration fees 1000.00
 Registration 1000.00
 Copying (Folios) (150) 200.00
 Copying endorsement 10.00
 Total Rs. 50.00

For Salkar Constructions
Malkar
 Proprietor
 (Vallabh S. Salkar)

1260.00
[Signature]

[Signature]

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made at Bicholim,
 Goa on this 14th day of December, 2017;

[Signature] [Signature]

B E T W E E N:-

1. **SHRI VAIKUNTH ALIAS SATCHIT SRIPAD NAIK**, son of Late Sripad Voicunta Naik , aged 81 Years, widower, landlord, Indian National, residing at House No. 8/2737/7, Antil Peth Bicholim, Goa, having **PAN No. ADMPN8488J**, not having Aadhar Card.
2. **MRS. SUVARNA ALIAS SNEHA VAIKUNTH NAIK ALIAS SNEHA UDAY MAHATME**, daughter of Shri Vaikunth alias Satchit Sripad Naik, aged 43 Years, Divorcee, Indian National, residing at House No. 8/2737/7, Ravalnath Sadan, Antil Peth, Bicholim, Goa, having **PAN No. AEVPM7162E & Aadhar No. 746637647012;**
3. **SMT. SHANTA alias INDIRA BRAMHANAND NAIK**, widow of Late Bramhanand alias Subraia Sirpad Naique, daughter of Zaba Sakhardande, age 74 years, landlady, Indian National, residing at Antil Peth, Bicholim, Goa, having **PAN No. ACEPN7018H & Aadhar No. 905535334553.**
4. **SHRI SAIPRASAD BRAMHANAND NAIK** also known as **VISHWESH SUBRAY alias BRAMHANAND NAIQUE**, son of Late Subray alias Bramhanand Naique, aged 39 years, married, Civil Engineer, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having **PAN No. ADBPN5284D & Aadhar No. 67467449285 & his wife.**
5. **SMT. ASHWINI SAIPRASAD NAIK**, wife of Saiprasad Subray alias Bramhanand Naique, daughter of Sitacanta Srinivassa Naik, aged 34



Years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having PAN No. ADLPN8691E, not having Aadhar Card.

6. **DR. GAURI SANTOSH BHAT**, wife of Santosh Damodar Bhat, daughter of Late Subray alias Bramhanand Naique, aged 42 years, married, Vocal Artist, Indian National, residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa-403 002 having PAN No. AOZPB4056J & Aadhar No. 641003035247 & her husband;

7. **SHRI SANTOSH alias SANTOSHKUMAR DAMODAR BHAT**, son of Damodar Krishna Bhat, aged 48 Years, married, Occupation Business, Indian National, Residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa-403 002 having PAN No. ACFPB1738H & Aadhar No. 285785404822.

8. **SHRI KESHAV SRIPAD NAIK**, son of Late Sripad Voicunta Naique, aged 74 Years, married, Chartered accountant, Indian National, residing at 202, Kenwood Building, Pali Hill Road, Bandra (West), Mumbai, having PAN No. AABPN0982H, not having Aadhar Card & his wife;

9. **SMT. GEETA KESHAV NAIQUE**, wife of Keshav Sripad Naique, daughter of Shivaji Sankholkar, aged 72 years, Housewife, Indian National, residing at 202, Kenwood Building, Pali Hill Road, Bandra (West), Mumbai, having PAN No. AABPN0669H, not having Aadhar Card.




10. **SHRI DATTA SHREEPAD NAIK**, son of Late Sripad Voicunta Naik , aged 76 Years, landlord, Indian National, residing at Kamat Kinara, Caranzalem, Goa, **PAN No. AAWPN6880D**, not having Aadhar Card & his wife;
11. **SMT. PRIYA DATTA NAIK**, wife of Datta Sripad Naique, daughter of Gajanan Prabhudesai, aged 66 years, house wife, Indian National, having **PAN No. AAWPN6881C**, not having Aadhar Card, residing at Kamat Kinara, Caranzalem, Goa.
12. **SHRI PRAKASH alias PARKASH SRIPAD NAIK**, son of Late Sripad Voicunta Naik, aged 73 Years, married, landlord , Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having **PAN No. ADMPN4170H & Aadhar No. 257717061133** & his wife;
13. **SMT. SANDHYA PRAKASH NAIK**, wife of Prakash Sripad Naique, daughter of L. J. P. Shirodkar, aged 66 years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having **PAN No. ABLPH5493A**, not having Aadhar Card.
14. **SHRI GOPAL SRIPAD NAIK**, son of Late Sripad Voicunta Naik, aged 64 Years, married, landlord, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, having **PAN No. ADVPN7650H & Aadhar No. 505685411901** & his wife;
15. **SMT. MEETA GOPAL NAIK**, wife of Gopal Sripad Naique, daughter of Mukund Vasudev Dharwadkar, aged 55 years, house wife, Indian National, residing at Ravalnath Sadan, Antil Peth,



Bicholim, Goa, having PAN No.ADVPN7651G & Aadhar No. 856541151824.

hereinafter collectively referred to as "THE VENDORS", (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, administrators and assigns) of the **ONE PART**

A N D



M/S. SALKAR CONSTRUCTIONS, a proprietary concern of Shri Vallabh Shivram Salkar, represented by its Proprietor **Shri VALLABH SHIVRAM SALKAR**, son of Late Shivram Manguesh Salkar, age 56 years, married Businessman, Indian National, having Office at Sastiwada, Bordem, Bicholim Goa, residing at Flat No. FL – 13, H. No. 2910, "Ahilya", Sastiwada, Bordem, Bicholim, Goa, having PAN No.AIFPS2232K & Aadhar No. 468226221075, hereinafter referred to as "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof deemed to include his heirs, executors, legal representatives, successors, administrators and assigns) of the **OTHER PART**.


That the VENDOR No. 1 is representing herein for self and as duly constituted Attorney for the VENDOR Nos. 2 to 15 by virtue of:

- a) Power of Attorney dated 19th day of June, 2015, executed by the VENDOR Nos. 2, 12, 13, 14 & 15 before the Notary Public Shri S.A. Parab, Bicholim, under registration No. 12123/15 dated 19th June, 2015;

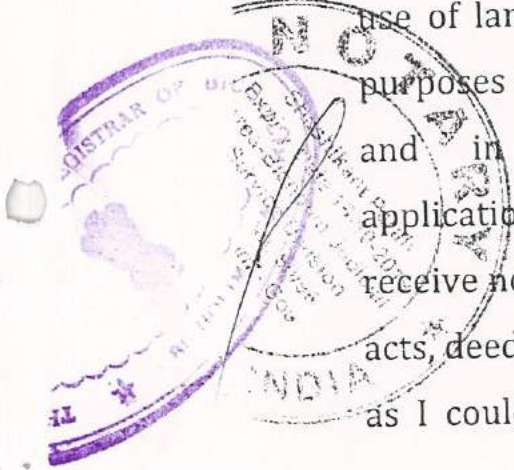


3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.

4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.



5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration, to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.



6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.

7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.

8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof

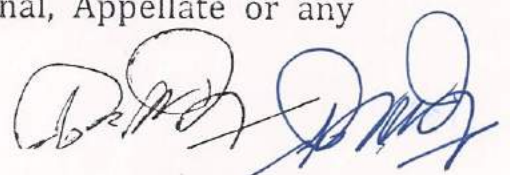
and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.

9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning , P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.

10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, 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.

11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.

12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any



other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.

13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.

14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.

15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.

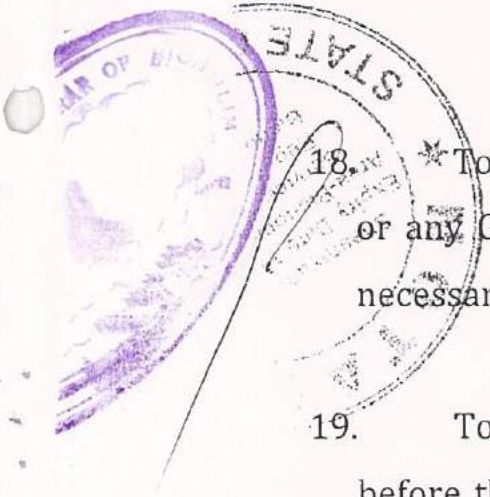
Sd/-

[Handwritten Signature]



16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.



18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.

19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the

J. Bhat

- b) General Power of Attorney dated 1st day of October, 2016, executed by the VENDOR No. 3 before the Notary Public Mrs. Harsha R. Naik at Panaji under Sr. No. 736/2016.
- c) General Power of Attorney dated 1st day of October, 2016, executed by the VENDOR No. 4 before the Notary Public Mrs. Harsha R. Naik at Panaji under Sr. No. 737/2016.
- d) General Power of Attorney dated 1st day of October, 2016, executed by the VENDOR No. 5 before the Notary Public Mrs. Harsha R. Naik at Panaji under Sr. No. 743/2016.
- e) General Power of Attorney dated 1st day of October, 2016, executed by the VENDOR No. 6 before the Notary Public Mrs. Harsha R. Naik at Panaji under Sr. No. 738/2016.
- f) General Power of Attorney dated 1st day of October, 2016, executed by the VENDOR No. 7 before the Notary Public Mrs. Harsha R. Naik at Panaji under Sr. No. 739/2016.
- g) Power of Attorney dated 11th day of January 2011, executed by the VENDOR Nos. 8 & 9 before the Notary Public M. S. Gaitonde, Greater Mumbai, under No. 87/2011 dated 11.1.2011, and;
- h) Power of Attorney dated 13th day of January 2005, executed by the VENDOR Nos. 10 & 11 before the Notary Public Shri Gopal V. Tamba, Panaji, registered on 13th January, 2005.



25. AND I do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafidade done by my attorney which shall be constituted as an acts, deeds and things done by me in all intents and purposes as if I was personally present to do so.

IN WITNESS WHEREOF we have signs and executed this Power of Attorney at Panaji-Goa, on this 01st October 2016.

EXECUTANT

(Dr. GAURI SANTOSH BHAT)

I identified by me: As per the voting card bearing no CC&2C33196



I ACCEPT

(Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK)

I identified by me: As per the voting card bearing no. LGQ 1225606.



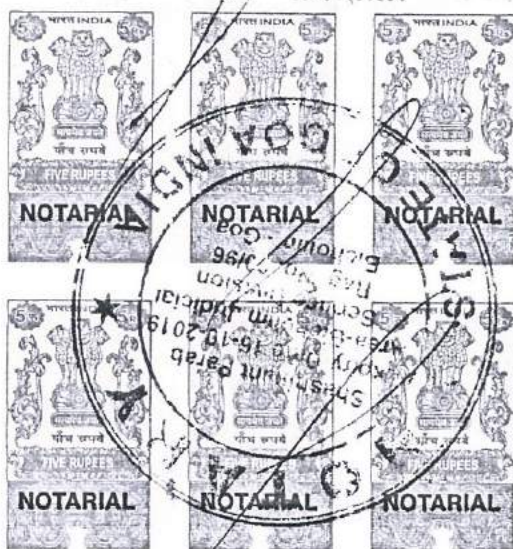
WITNESS:

*Mr. Santosh D. Bhat
r/o. Caranzelma - Goa.*



He
EXECUTED BEFORE ME
WHICH I ATTEST

He
01/10/2016
HARSHA R. NAIK
ADVOCATE & NOTARY
STATE OF GOA
PANAJI-GOA.403001
Reg. No.217
Exo. Date 29/01/2020
Serial No: 338/2016



Certified to be a true copy of the original
which I have inspected and returned to the
Party concerned

Office of the Notary at Bicholim Goa on
the 8th day of October 2016

Reg. No. 15914/16 Notary Stamp Fee Rs. 4/-

15914/16 The Notary

S. A. PARAB

भारतीय गैर न्यायिक

भारत INDIA

TRUE COPY
ATTESTED BY

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

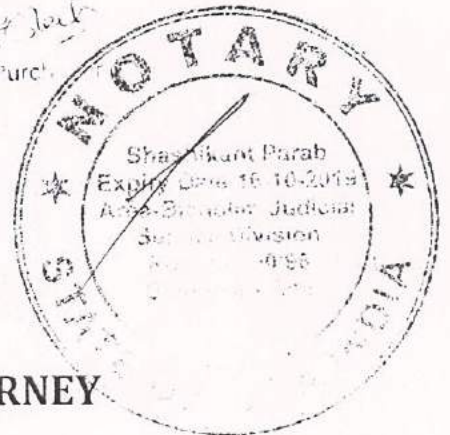
गोवा GOA

Serial No. 315 Place of Vendor, Panaji Date 1/10/16
Vendor's Stamp Paper See
Name of Purchaser Santosh Kumar
Residence Caranzalem Name of Father _____
Purpose _____ Transacting Parties

263318



Signature of Vendor _____
Signature of Purchaser _____
Date 1/10/16



GENERAL POWER OF ATTORNEY

KNOWN BY ALL MEN BY THESE PRESENTS That I, Shri. SANTOSH alias SANTOSHKUMAR DAMODAR BHAT, S/o, Shri. Damodar Bhat, aged 47 years, married, Occupation-Business, Indian National, residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa, do hereby appoint, constitute and nominate, authorize and empower my Uncle Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK, son of late Sripad Voicunta Naik, aged 80

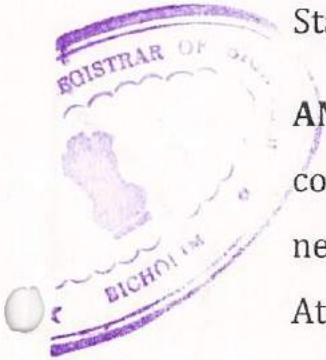
S. S. Naik

1



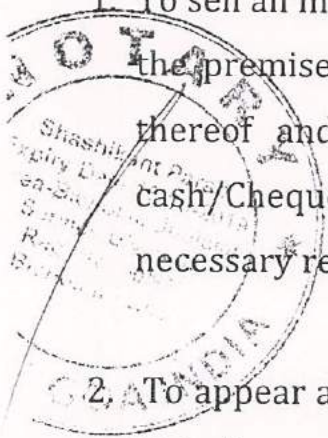
years, widower, landlord, Indian National, residing at Antil Peth, Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful **ATTORNEY** for me on my behalf, to do and perform following acts, deeds and things:-

WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.



AND WHEREAS, I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my uncle, as my Attorney for performing the following acts, Deeds and things:-

1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.



2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.

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3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.

4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.

Handwritten signature in blue ink, possibly reading 'S. J. Lat'.

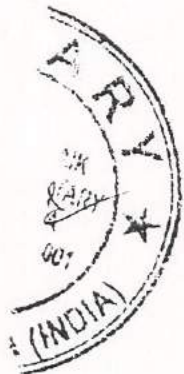
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5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration, to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.

6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.

7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.

8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof



and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.



9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning, P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.

10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, 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.

11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.

12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any


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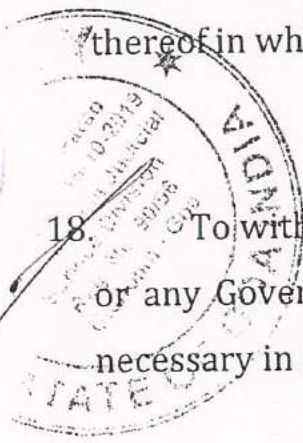
other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.

13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.
14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.
15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.



16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.



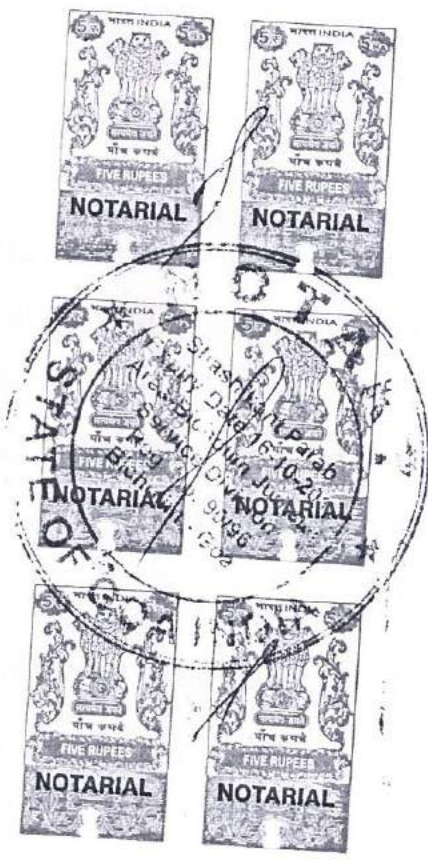
18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.

19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the

[Handwritten signature]

[Handwritten signature]



Certified to be a true copy of the original
which I have inspected and returned to the
Party concerned

Office of the Notary at Bhatinda on
the day of
Reg. No. Notarial Stamp. Rs. 10/-
15912/10 The Notary

S. A. PARKH

E N D O R S E M E N T :

- 1) **Shri VAIKUNTH alias SATCHIT SRIPAD NAIK**, son of Late Sripad Voicunta Naik , aged 80 Years, widower, landlord, Indian National, residing at House No. 8/2737/7, Antil Peth, Bicholim, Goa, for Self and as Power of Attorney for:
- a) Mrs. **SUVARNA alias SNEHA VAIKUNTH NAIK alias SNEHA UDAY MAHATME**, daughter of Shri Vaikunth alias Satchit Sripad Naik, aged 42 Years, Divorcee, Indian National, residing at House No. 8/2737/7, Ravalnath Sadan, Antil Peth, Bicholim, Goa.
 - b) **Smt. SHANTA alias INDIRA BRAMHANAND NAIK**, widow of Late Bramhanand alias Subraia Sirpad Naique, daughter of Zaba Sakhardande, age 73 years, land lady, Indian National, residing at Antil Peth, Bicholim.
 - c) **Shri SAIPRASAD BRAMHANAND NAIK** also known as **VISHWESH SUBRAY alias BRAMHANAND NAIQUE**, son of Late Subray alias Bramhanand Naique, aged 38 years, married, Civil Engineer, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.
 - d) **Smt. ASHWINI SAIPRASAD NAIK**, wife of Saiprasad Subray alias Bramhanand Naique, daughter of Sitacanta Srinivassa Naik, aged 33 Years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.



- e) **Dr. GAURI SANTOSH BHAT**, wife of Santosh Damodar Bhat, daughter of Late Subray alias Bramhanand Naique, aged 41 years, married, Vocal Artist, Indian National, residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa-403 002.
- f) **Shri SANTOSH alias SANTOSHKUMAR DAMODAR BHAT**, son of Damodar Krishna Bhat, aged 47 Years, married, Occupation Business, Indian National, Residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa-403 002.
- g) **Shri KESHAV SRIPAD NAIK**, son of Late Sripad Voicunta Naique, aged 73 Years, married, Chartered accountant, Indian National, residing at 202, Kenwood Building, Pali Hill Road, Bandra (West), Mumbai.
- h) **Smt. GEETA KESHAV NAIQUE**, wife of Keshav Sripad Naique, daughter of Shivaji Sankholkar, aged 71 years, Housewife, Indian National, residing at 202, Kenwood Building, Pali Hill Road, Bandra (West), Mumbai.
- i) **Shri DATTA SHREEPAD NAIK**, son of Late Sripad Voicunta Naik, aged 75 Years, landlord, Indian National, residing at Kamat Kinara, Caranzalem, Goa.
- j) **Smt. PRIYA DATTA NAIK**, wife of Datta Sripad Naique, daughter of Gajanan Prabhudesai, aged 65 years, house wife, Indian National, residing at Kamat Kinara, Caranzalem, Goa.



The true copies of all the above said Power of Attorneys are produced with this Deed in the Office of Sub-Registrar of Bicholim.

WHEREAS by virtue of a Deed of Sale dated 11th day of October, 2016, registered at the Office of Sub-Registrar of Bicholim under Registration No. 1225/2016 at pages 45 to 147 of Book No. I, Vol. No. 1410 dated 25th October, 2016 (hereinafter referred to as "**THE SAID DEED OF SALE**"), the Vendors have sold to the Purchaser, the properties and the premises described in Schedule-I & Schedule-II written herein under and the error/confusion occurred in the said Deed of Sale has been rectified/clarified by virtue of a Deed of Addendum & Rectification dated 20th day of September, 2017, registered in the Office of Sub-Registrar of Bicholim under Registration No. 1095/2017 at pages 166 to 244 of Book No. I, Vol. No. 1528 dated 21st September, 2017.

AND WHEREAS the said part of the property sold to the Purchaser is marked in the plan annexed to the said Deed of Sale dated 11th day of October, 2016. However, there is an error/mistake occurred in the drawing of the said plan and hence the parties desires to rectify the said error by replacing the said erroneous plan with a correct plan.

AND WHEREAS by this Deed of Rectification, the parties desires to rectify the said error/mistake.



k) **Shri PRAKASH alias PARKASH SRIPAD NAIK**, son of Late Sripad Voicunta Naik, aged 72 Years, married, landlord , Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.

l) **Smt. SANDHYA PRAKASH NAIK**, wife of Prakash Sripad Naique, daughter of L. J. P. Shirodkar, aged 65 years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.

m) **Shri GOPAL SRIPAD NAIK**, son of Late Sripad Voicunta Naik, aged 63 Years, married, landlord, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.

n) **Smt. MEETA GOPAL NAIK**, wife of Gopal Sripad Naique, daughter of Mukund Vasudev Dharwadkar, aged 54 years, house wife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa.

2. **Shri VALLABH SHIVRAM SALKAR**, son of Late Shivram Manguesh Salkar, age 55 years, Businessman, Indian National, residing at Flat No. FL - 13, H. No. 2910, "Ahilya", Sastiwada, Bordem, Bicholim, Goa, the Proprietor of **M/s. SALKAR CONSTRUCTIONS** having its Office at Sastiwada, Bordem, Bicholim Goa.

~~_____ party JS~~

1 & 2

~~_____~~

~~_____~~
Date of Reconciliation





For Salkar Constructions

[Signature]
Proprietor
(Vallabh S. Salkar)



Sanjay Bhiku S. Madkarui
Son of Bhiku S.S. Madkarui, aged
52 years, married, business, s/o.H.No.
400, Padwal, Cozjorem, Aldona,
Bardis, Goa.

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

[Signature]

Bicholim dt 15th December 2017

[Signature]
SUB-REGISTRAR
BICHOLIM

registered No. 1468/2017
at pages 114 to 181
Book No. 7 Volume No. 156
date 15/12/2017

[Signature]
Sub-Registrar



NOW THIS DEED OF ADDENDUM & RECTIFICATION WITNESSETH that in pursuance of the said agreement, the Vendors and the Purchaser do hereby mutually agreed to rectify and state as under:

1. That the plan annexed to the said Deed of Sale dated 11th day of October, 2016 be replaced and read with the plan annexed to this Deed.

2. That as rectified and modified as aforesaid, the said principal Deed of Sale dated 11th day of October, 2016, registered at the Office of Sub-Registrar of Bicholim under Registration No. 1225/2016 at pages 45 to 147 of Book No. I, Vol. No. 1410 dated 25th October, 2016 and the Deed of Addendum & Rectification dated 20th day of September, 2017, registered in the Office of Sub-Registrar of Bicholim under Registration No. 1095/2017 at pages 166 to 244 of Book No. I, Vol. No. 1528 dated 21st September, 2017, shall remain in full force and effect.



SCHEDULE-I

(DESCRIPTION OF THE FIRST PROPERTY)

ALL THAT Property known as "PREDIO CASAS DE MORADO COM SEO PATIO e QUINTAL", commonly known as "ANTIL PETH" admeasuring 700 square metres, together with the old dilapidated house bearing House No. 8/1652 existing therein, situated at Bicholim, within the limits of Bicholim Municipal Council, in the Taluka and registration Sub District of Bicholim, District North Goa, State of Goa, surveyed under recent Survey No. 92/13 of Village Bicholim, Taluka Bicholim. The said property is described in the Land Registration Office

of the Judicial division of Bicholim under description No. 4026 of Book 11 New, and enrolled in the Taluka Revenue Office under Matriz No. 204 and the same is presently bounded as under :-

On the East : By the Road;


On the West : By the property bearing Survey No. 92/12 of Bicholim;

On the North : By the property bearing Survey No. 92/12 (part) and the road, and;

On the South : By the Road;

SCHEDULE-II

(DESCRIPTION OF THE SECOND PROPERTY)



ALL those two plots, **totally admeasuring an area of 1549.34 sq. mtrs.** being (1) Plot "A", admeasuring an area of 655.00 square meters and road widening area admeasuring 33.00 sq. mtrs., which includes part of the house bearing house nos. 9/1798 & 9/1799 existing therein and (2) Plot denominated as Plot "B", admeasuring an area of 711.34 square meters along with road widening area admeasuring 75.00 sq. mtrs. and the old dilapidated mud house bearing house no. 9/1800 having built-up area of 75.00 sq. mtrs. (S. No 88/3) and along with part of old house (S. No. 88/4) of the property known as "**GORBATULEM BANDODKAR OR GORBATULEM**", commonly known as "**GAONKARWADA**", situated at Bicholim , within the limits of Bicholim Municipal Council, in the Taluka and registration Sub District of Bicholim, District North Goa, State of Goa, entirely surveyed under Survey Nos. 88/1(part), of village Bicholim, Taluka Bicholim. **The said total area of 1549.34 sq. mtrs. under Plot 'A' & Plot 'B' hereby sold, consists of an area of 1049.34 sq. mtrs. from the property bearing Survey No. 88/1 of Village Bicholim, Taluka Bicholim, an area of 425 sq.mtrs. from the property**



bearing Survey No. 88/4 of Village Bicholim, Taluka Bicholim, occupied by the Houses bearing Nos. 9/1798 & 9/1799 existing therein and an area of 75.00 sq mtrs. of the property bearing Survey No. 88/3 occupied by the House No. 9/1800. The said entire property is described in the Land Registration Office under Nos. 1156 & 1157 of Book B-3 (new) at pages 364 and 365, and enrolled in the Taluka Revenue office under Matriz Nos. 206 and 207 and surveyed in the old survey under old cadastral survey No. 416.

The Said Plot 'A' is bounded as under :-

On the East : By the same bigger property bearing Survey No. 88/1 of Bicholim.

On the West : By Road;

On the North: By proposed 8 mtrs. wide road, and;

On the South: By plot 'B'

The said Plot B is bounded as under:

On the East : By the part of the same bigger property bearing Survey No. 88/1 of Bicholim and partly by plot 'C'

On the West : By Road;

On the North : By plot 'A'

On the South : By plot 'C' and partly by the property bearing Survey No. 91 of Village Bicholim;

and the said portion sold to the Purchaser is shown in red colour boundary marking in the plan annexed hereto which shall form an integral part of the said Deed of Sale dated 11th day of October, 2016 and the rectifications/addendum thereto.



IN WITNESSES WHEREOF the Vendors and the Purchaser have hereunto set and subscribed their respective hands on the day, month and the year first herein above mentioned.



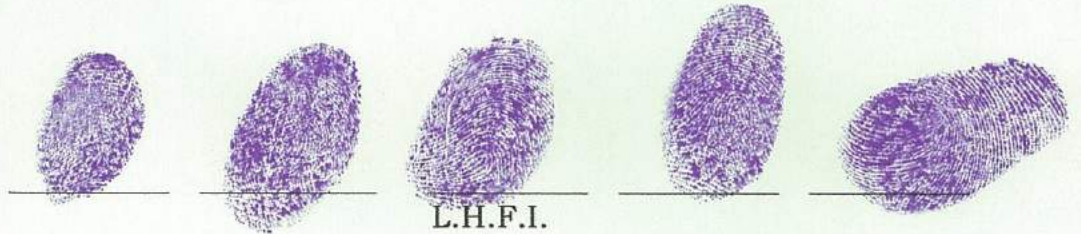
SIGNED AND DELIVERED by the within
named Shri **VAIKUNTH ALIAS SATCHIT**
SRIPAD NAIK, the Vendor No. 1 for self
and as attorney of Vendors No. 2 to 15.



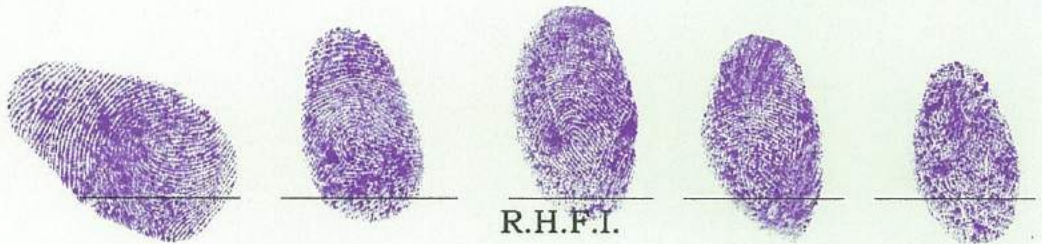


SIGNED AND DELIVERED by within
named Shri **VALLABH SHIVRAM**
SALKAR, Proprietor of M/s. **SALKAR**
CONSTRUCTIONS, the Purchaser.

For **SALKAR CONSTRUCTIONS**
Proprietor
Vallabh S. Salkar



L.H.F.I.



R.H.F.I.

IN THE PRESENCE OF WITNESSES:

1. *Nizal D. Jambekar* [Mr. Nizal D. Jambekar]

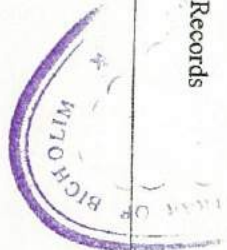
2. *Nitesh R. Mandrekar* [Mr. Nitesh R. Mandrekar]

[Handwritten signatures of witnesses and the proprietor]



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

Plan Showing plots situated at
 Village : BICHOLIM
 Taluka : BICHOLIM
 Survey No./Subdivision No. : 88 / 1
 Scale : 1:500



Insard No- 11122



Dilip
 Asst. Survey & Settlement Officer
 Panaji, Goa.



[Handwritten signature]

For Salkar Constructions
 Proprietor
 (Vallabh S. Salkar)

Computed By: Dilip Tanaskar (D) Man Gr. I
Dilip Tanaskar
 07/12/17

[Handwritten signature]
 Generated By: Milani Nair (D) Man Gr. II
 On: 06-12-2017

TRUE COPY
ATTESTED BY

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

3/3 Place of Vendor, Pa

11/10/16

263316

Shanta & Indira B - Nair

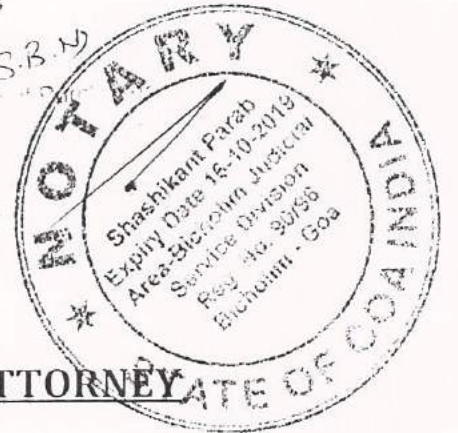
Belim Name of Father

Transacting Parties

L

Vendor
Marked
S/174719

S.B.N



GENERAL POWER OF ATTORNEY

KNOWN BY ALL MEN BY THESE PRESENTS That I, Smt. SHANTA alias INDIRA BRAMHANAND NAIK, W/o, late Bramhanand alias Subraia Sirpad Naique, daughter of Zaba Sakhardande, aged 74 years, Land lady, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, do hereby appoint, constitute and nominate, authorize and empower our brother-in-law Shri. VAIKUNTH alias SATCHIT

S. B. N

SRIPAD NAIK, son of late Sripad Voicunta Naik, aged 80 years, widower, landlord, Indian National, residing at Antil Peth, Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful **ATTORNEY** for me on my behalf, to do and perform following acts, deeds and things:-

WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.

AND WHEREAS , I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my brother in- law, as my Attorney for performing the following acts, Deeds and things:-

1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.
2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.

S. B. N

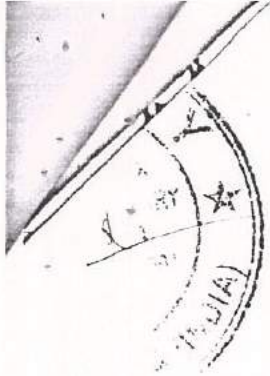


3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.


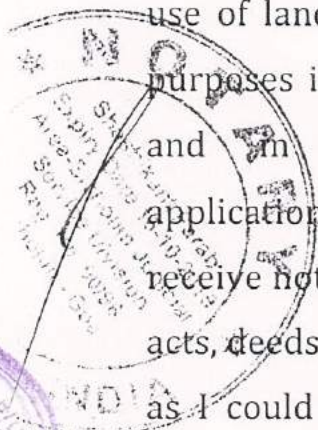
4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.

5-13-19





5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration, to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.

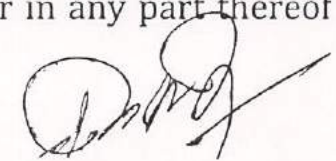


6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.

7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.

8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof

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and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.



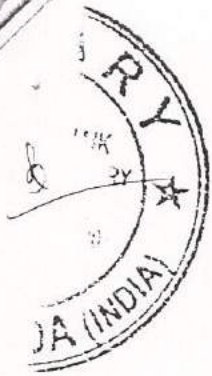
9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning , P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.

10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, 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.

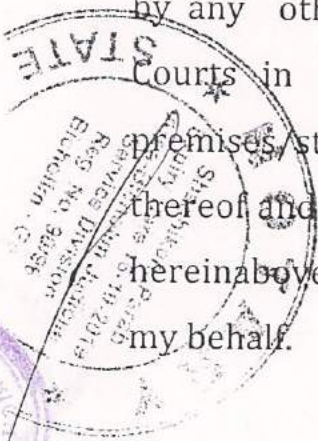
11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.

12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any

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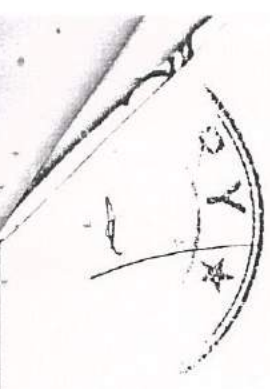


other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.



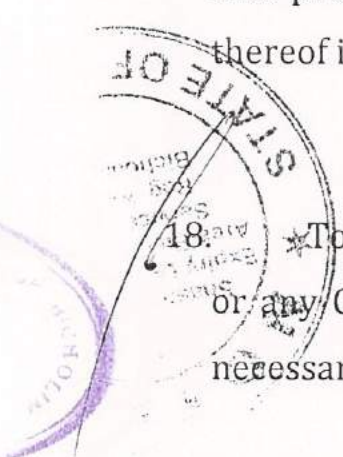
13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.
14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.
15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.

S-B M



16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.




18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.

19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the


S. B. 14





licenses/passes to fell and transporting the trees said properties or any part thereof.

21. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in respect of said properties or said premises/structures/houses existing therein or any part thereof and further to process/follow-up the matter with said departments.



22. To swear the necessary affidavits, declarations, N.O.C before the Notary Public and/or the competent Authority, on my behalf in respect of the construction and/or development activities to be taken up in said properties or any part thereof in which I have an interest/right.

23. 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 as my said attorney shall from time to time desires in that behalf.

24. **AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever deemed fit and proper by my said power of attorney as required to do, execute and perform in relation to the developmental activities to go in said properties or any part thereof or to carry on with the affairs ancillary or incidental thereto as fully and effectually as I, myself could do the same if I were to personally handle the same.

S. B. M



25. AND I do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafide done by my attorney which shall be constituted as an acts, deeds and things done by me in all intents and purposes as if I was personally present to do so.

IN WITNESS WHEREOF we have signs and executed this Power of Attorney at Panaji-Goa, on this 01st October 2016.

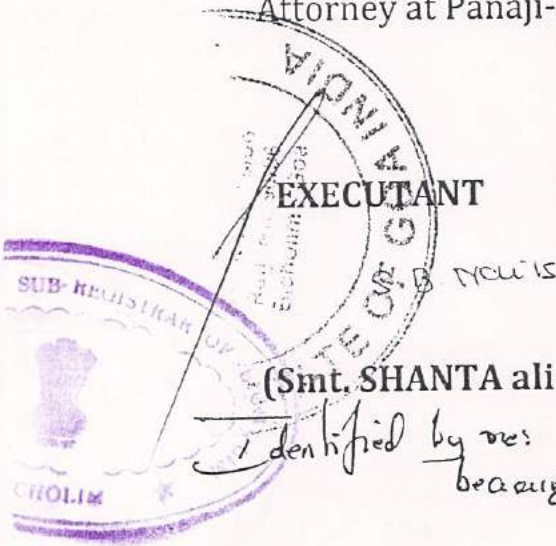


S. B. Naik

EXECUTANT

(Smt. SHANTA alias INDIRA BRAMHANAND NAIK)

Identified by me: As per the voting card bearing No: GA/01/015/054386.



I ACCEPT

(Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK)

Identified by me: As per the voting card bearing No: LG/1225606.



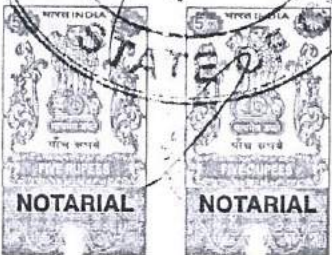
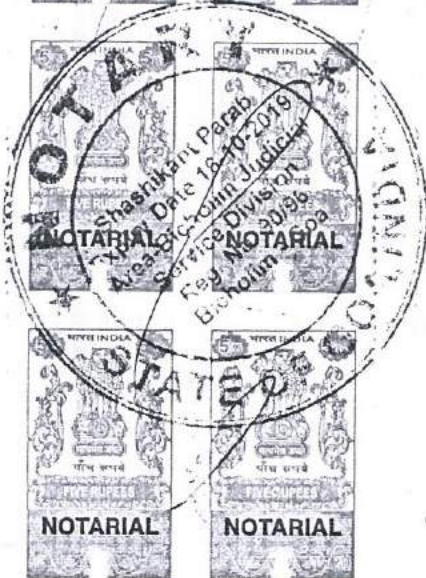
WITNESS:

Mr. Sripasad Bramhanand Naik
No. Bicholim - Goa.



EXECUTED BEFORE ME WHICH I ATTEST

HARSHA R. NAIK
ADVOCATE & NOTARY
STATE OF GOA
PANAJI-GOA. 403001
REG. No. 217
Exp. Date 29/01/2020
No: 436/2016



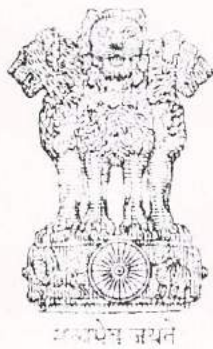
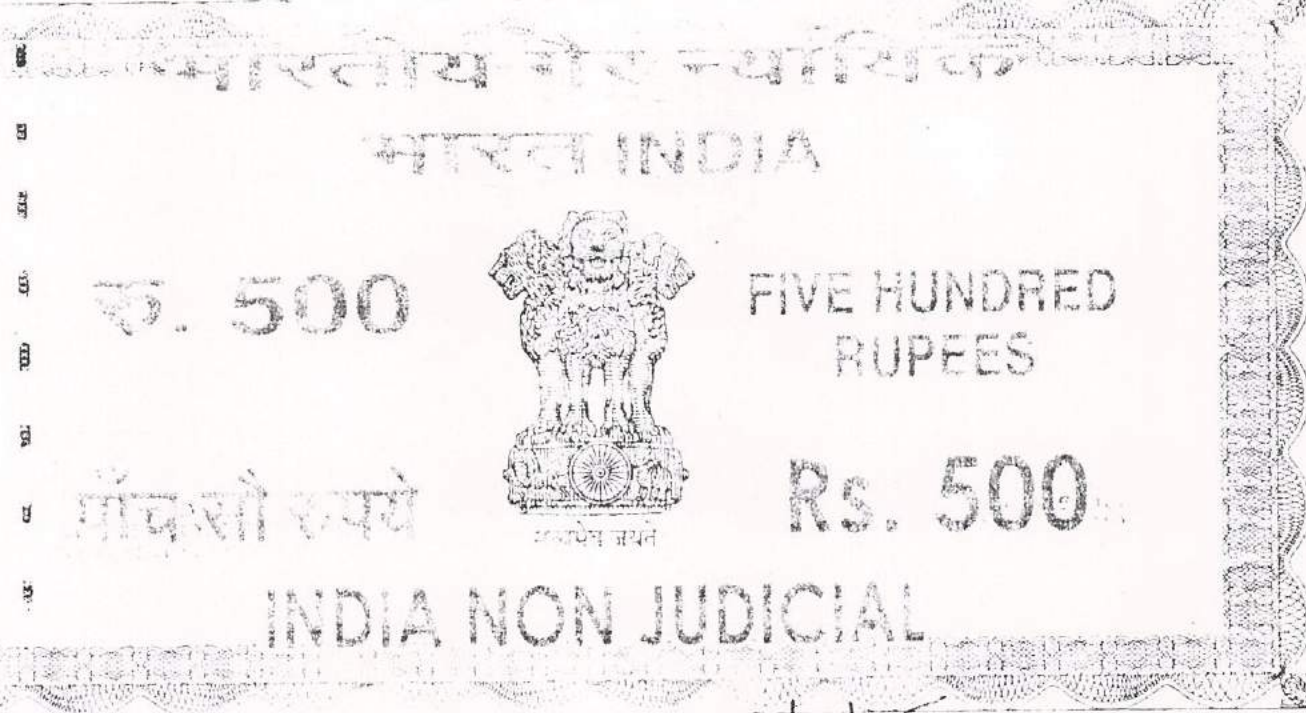
Certified to be a true copy of the original
which I have initialed and returned to the
Party concerned
Office of the Notary at Bicholim Goa on
the 16 day of October
Reg. No. 15933/26 Notarial Stamp Rs. Fees Rs 4/-

The Notary

S. A. PARAB



TRUE COPY
ATTESTED BY

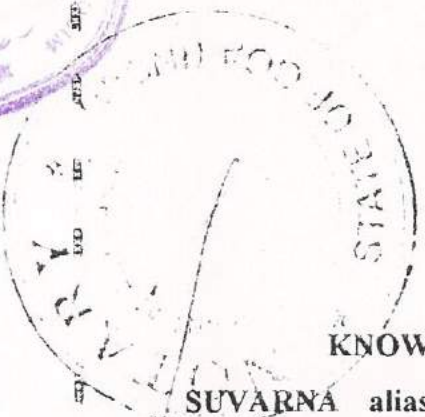


गोवा GOA

Serial No. 324
Value of Stamp
Name of the Party
residing at
Date 18/06/15
212190

Signature of the Vendor
DEWDEV R. SALGAOKAR

Signature of the Purchaser



POWER OF ATTORNEY

KNOW ALL YE MEN BY THESE PRESENTS that We, (1) Mrs. SUVARNA alias SNEHA VAIKUNTH NAIK alias SNEHA UDAY MAHATME, daughter of Shri Vaikunth alias Satchit Sripad Naik, aged 42 Years, Divorcee, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa; (2) Shri PRAKASH alias PARKASH SRIPAD NAIK, son of Late Sripad Voicunta Naik, aged 72 Years, landlord, Indian National, residing at

[Signature]
Mahatme

[Signature]

[Signature]
P. C. N.

[Signature]

[Signature]

Ravalnath Sadan, Antil Peth, Bicholim, Goa; (3) Smt. SANDHYA PRAKASH NAIK, wife of Prakash Sripad Naique, aged 65 years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim - Goa; (4) Shri GOPAL SRIPAD NAIK, son of Late Sripad Voicunta Naik, aged 63 Years, landlord, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa; (5) Smt. MEETA GOPAL NAIK, wife of Gopal Sripad Naique, aged 54 years, house wife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, do hereby appoint, nominate, constitute, authorise and empower our father/brother/brother-in-law, Shri VAIKUNTH alias SATCHIT SRIPAD NAIK, son of Late Sripad Voicunta Naik, aged 80 Years, widower, landlord, Indian National, residing at Antil Peth Bicholim, Goa, who have signed below in token of acceptance, as our true and lawful attorney, to do the following acts, deeds and things:-

1. To sell all our share, right & interest in all our ancestral properties or in any property and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof by our said attorney and to issue the necessary receipt in token of acceptance of sale consideration.
2. To appear and/or to represent us before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the documents such as Agreement for Sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, Deed of Rectification, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of any of property or properties or premises/houses/structures in which we have a right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as we could do the same ourselves personally.
3. To appear for and represent us before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, Bicholim Municipal Council, i.e. local self body, Department of Electricity,


R. S. J. A.

Mahatme

Sd/-
M.G.N.






Department of Water Works, P.W.D., Office of Directorate of Settlement and Land Records, P.D.A. i.e. Department of Settlement & Land Records, Health Department, 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, for the purpose of obtaining all types of permissions/ licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of our said attorney or in our names as desired by our said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in any property or properties/plots/premises or in any part thereof belonging to us.

4. To apply for, obtain and renew all licenses, permissions, approvals, NOC, etc. from the said concerned Government Departments, local self body, Semi-Government Department, etc. such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A., Department of Forest, P.W.D., Department of Electricity, Department of Water Works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in any property or properties/plots as deemed fit and proper by our said attorney.

5. To appear and represent us before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land Records i.e. Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the 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/plots belonging to us and in that regard, to sign and execute all applications/forms/ declarations, affidavits, declaration, to receive notices in our names, to file replies, etc. and to do all


Wahatme

27.5.2014


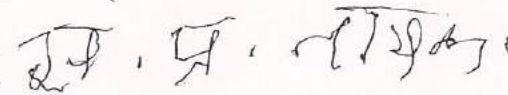


Sd/-
M.G.N.



the acts, deeds and things to get the same completed in all respects as we could do the same personally ourselves.

6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in any property or properties/plots.
7. 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.
8. To issue NOC/Consent on our behalf and in our names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchasers of the premises in the building projects constructed in any property/plot/premises and for that purpose to sign the necessary documents, applications, agreements, affidavits, declarations on our behalf and in our names so as to enable the prospective Purchasers of the premises in the building projects constructed in any property/plot to get sanction the loan from the concerned Bank or Banks or any Financial Institution against the premises agreed to be purchased by them from the building projects constructed in any property/plot.
9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning, P.D.A., Department of Forest, Bicholim Municipal Council i.e. local self body for obtaining any licence, permission or consent, etc. required by law in connection with the developmental activities to be proceeded with in any property or properties/plots.


Mahatme 

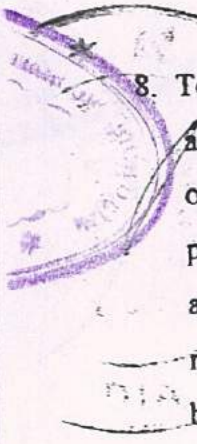

M.G.N.



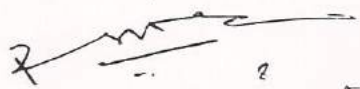


STATE OF

STATE OF GOA



10. To receive and recover any amount/debt due and payable by any person or persons in respect of the property/plot or in respect of premises constructed therein 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.
11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in any property/plot by our said attorney and to issue receipts in token of the said amount.
12. To appear and represent us in all the Courts Civil, Criminal, or Revenue, Original, Revisional, appellate or any other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal, revision in any Courts and also to depose on oath on our behalf and further more to represent us in any of the cases filed by us and/or to be filed or being filed by any other person or persons against us in any of the Courts in India in respect of any property/properties/plot or premises existing therein, and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on our behalf.
13. To receive compensation from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from any property/plot and to sign necessary receipt on our behalf in token of acceptance of the said compensation.
14. To settle, compromise or compound, any debts or claims whether in our favour or against us in respect of any property/plot/premises.


Mahatme २४.५.२०१९ -


M.G.N.





15. 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.
16. To compromise, to compound or to withdraw the cases which are being filed or to be filed in our names in any of the Courts in respect of any property/plot/premises in which we have an interest/right.
17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of any property/plot/premises in which we have an interest/right.
18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.
19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on our behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in any property or properties/plots, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by our said attorney.
20. To fell and transport trees from any property or properties/plots 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, affidavits, NOC, etc. on our behalf and in our names to obtain the licenses/passes to fell and transporting the trees from any property or properties/plots.

Wakalatme



Suo
M.G.N.




21. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in respect of any property/properties/plot or any premises existing therein and further to process/follow-up the matter with said departments.


22. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on our behalf in respect of the construction and/or development activities to be taken up in any property or properties/plots in which we have an interest/right.

23. 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~~ as our said attorney shall from time to time desires in that behalf.

24. AND GENERALLY 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 the developmental activities to go on in any property or properties/plots 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.

25. AND we do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafidate 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.


2-7-11 of 12/8/11
Sahabme

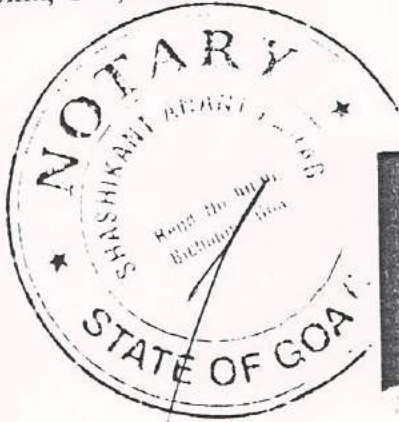

M.G.V.





IN WITNESS WHEREOF We have signed and executed this Power of Attorney at Bicholim, Goa, on this 19th day of June, 2015.

EXECUTANTS



*Smt. Suvarna
Mahatme*



(1) Smt. SUVARNA alias SNEHA VAIKUNTH
NAIK alias SNEHA UDAY MAHATME)



(Shri) PRAKASH alias PARKASH
SRIPAD NAIK)



3. *Smt. Sandhya Prakash Naik*
(Smt. SANDHYA PRAKASH NAIK)

BEFORE ME

S. A. PARAB
S. A. PARAB
B.A.L.L.B.
Advocate & Notary Public
Bicholim - Goa.

[Handwritten signature]



[Handwritten signature]

(Shri GOPAL SRIPAD NAIK)



[Handwritten signature]

(Smt. MEETA GOPAL NAIK)



5.

[Handwritten signature]

I Accept:



[Handwritten signature]

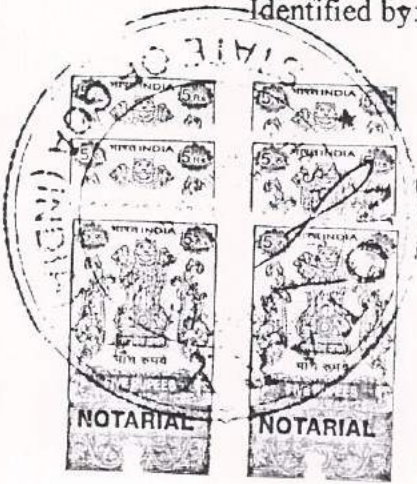
(Shri VAIKUNTH alias SATCHIT SRIPAD NAIK)

Explained in Kanhe

Identified by:

[Handwritten signature]

[Rajendra V. Padker]



EXECUTED

BEFORE ME

Bicholim Goa on 19th June, 2025

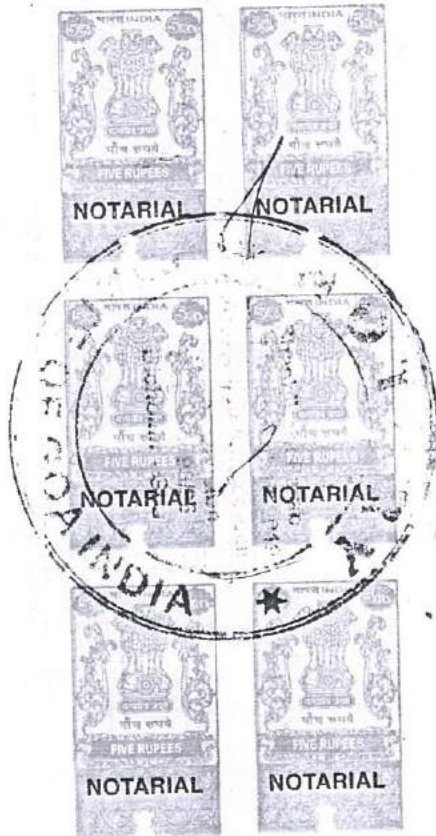
S. A. Parab, Notary Public

B.A. LL.B

Reg. No.: 90/96 Reg. No. 12123/25

Notary fees Rs. 30/-

[Handwritten signature]



Certified to be a true copy of the original
which I have initialed and returned to the
Party concerned

Office of the Notary at Panaji Goa on
the 13th day Dec 1977
Reg. No. Notarial Stamp fees Rs. 20/-

19/02/77

The Notary

S. A. PARAB
S. A. PARAB



भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

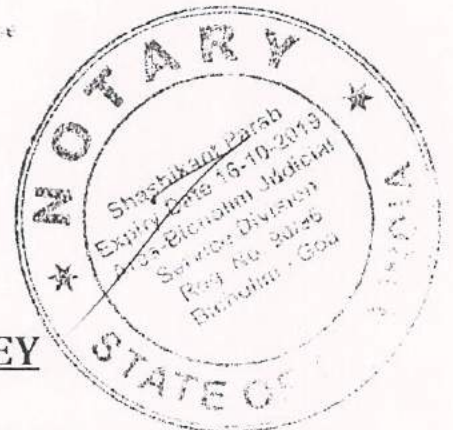
INDIA NON JUDICIAL

गोवा GOA

263319


Serial No. 3/6 Place of Verification Secd 1/10/16
Value of Property Suprasad B. Naik
Name of the Applicant
Residence Bicholim Name of the Parties
Purpose

Sign of Stamp
Mentioned in
List of Notaries



GENERAL POWER OF ATTORNEY


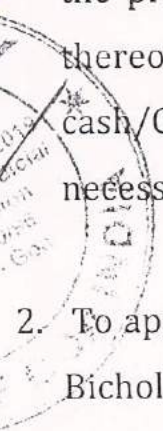
KNOWN BY ALL MEN BY THESE PRESENTS That I, Shri. SAIPRASAD BRAMHANAND NAIK alias VISHWESH SUBRAY alias BRAMHANAND NAIQUE, S/o, late Subray alias Bramhanand Naique, aged 39 years, married, Civil Engineer, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, do hereby appoint, constitute and nominate, authorize and empower my Uncle Shri. VAIKUNTH alias SATCHIT SRIPAD



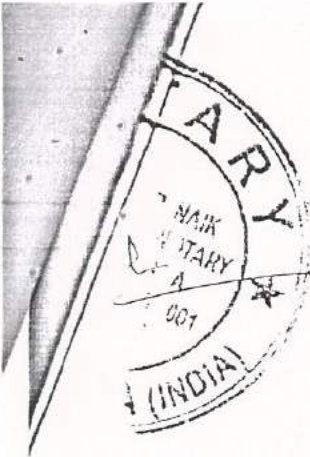
NAIK, son of late Sripad Voicunta Naik, aged 80 years, widower, landlord, Indian National, residing at Antil Peth, Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful ATTORNEY for me on my behalf, to do and perform following acts, deeds and things:-

WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.

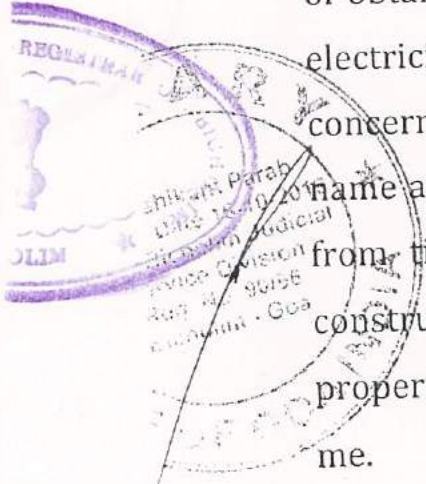
AND WHEREAS, I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my brother in-law, as my Attorney for performing the following acts, Deeds and things:-

- 
- 
1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.
 2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.





3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.




4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.


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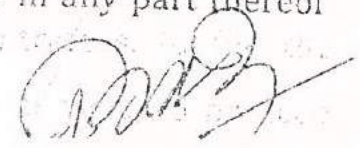
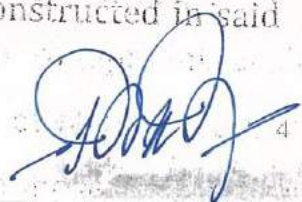
5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration, to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.



6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.

7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.

8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof

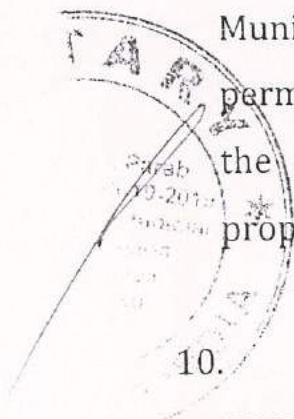




and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.




9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning, P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.




10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, 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.

11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.



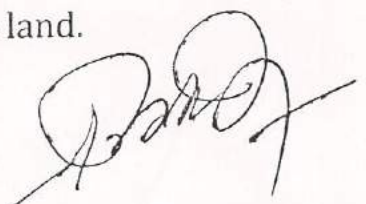
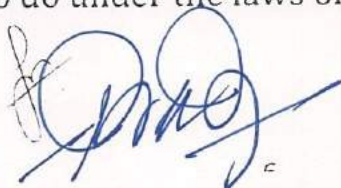
12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.



13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.

14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.

15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.



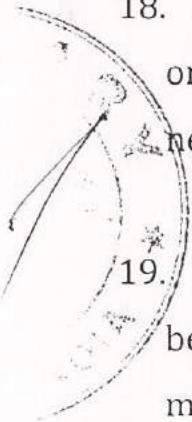


16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.

17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.



18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.



19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the

Handwritten initials and a circular stamp with the word "NOTARY" partially visible.

25. AND I do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafide done by my attorney which shall be constituted as an acts, deeds and things done by me in all intents and purposes as if I was personally present to do so.

IN WITNESS WHEREOF we have signs and executed this Power of Attorney at Panaji-Goa, on this 01st October 2016.

EXECUTANT

Handwritten signature of the executant.

(SHRI. SAIPRASAD BRAMHANAND NAIK
alias VISHWESH SUBRAY
alias



BRAMHANAND NAIQUE)

Identified by me: As per the voting card bearing -
No. LGQ 0405829.

I ACCEPT

Handwritten signature of the acceptor.

(Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK)

Identified by me: As per the voting card bearing -
No: LGQ 1225 606.



WITNESS:

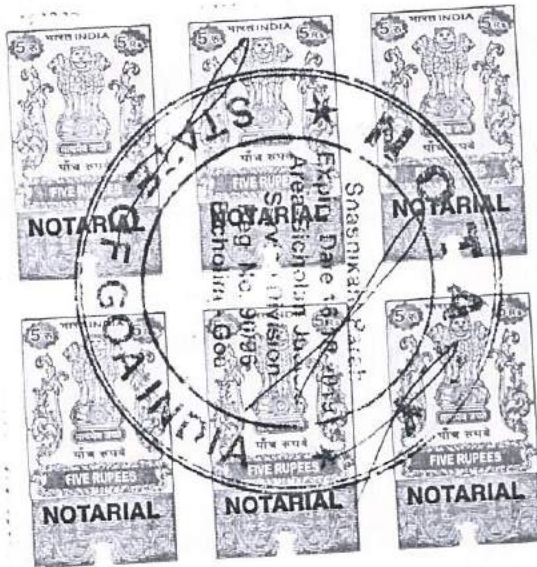
S. B. Naik
Smt. Shantia @ Sachin Bramhanand Naik
r/o Archolim - Goa.



EXECUTED BEFORE ME
WHICH I ATTEST

Handwritten signature of the notary.

01/10/2016
HARSHA R. NAIK
ADVOCATE & NOTARY
STATE OF GOA
PANAJI-GOA. 403501
Reg. No. 217
Date 29/01/2020
No. 137/2016



Certified to be a true copy of the original
 which I have initialed and returned to the
 Party concerned

Office of the Notary at Bicholim Goa on
 the 21st day of October 2015

Reg. No. 15908/16 Notarial Stamp Fees Rs 40/-

15908/16

The Notary

S. A. PARAB



TRUE COPY
ATTESTED BY

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Serial No. 210 Place of Verification 1/10/16
Value of Instrument 2000/-
Name of the Debtor Ashwini Saiprasad Naik
Residence Bicholim-4 Name of Father
Purpose _____ Transacting Parties

263320



Sign of State Lender
Name of Lender
License No. 511/MLN/747/99

Signature



GENERAL POWER OF ATTORNEY

KNOWN BY ALL MEN BY THESE PRESENTS That I, Smt. ASHWINI SAIPRASAD NAIK, W/o, Shri. Saiprasad Bramhanand Naik, daughter of Sitacanta Srinivassa Naik, aged 34 years, housewife, Indian National, residing at Ravalnath Sadan, Antil Peth, Bicholim, Goa, do hereby appoint, constitute and nominate, authorize and empower my Uncle Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK, son of late Sripad Voicunta Naik, aged

Sachin
1



80 years, widower, landlord, Indian National, residing at Antil Peth , Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful **ATTORNEY** for me on my behalf, to do and perform following acts, deeds and things:-

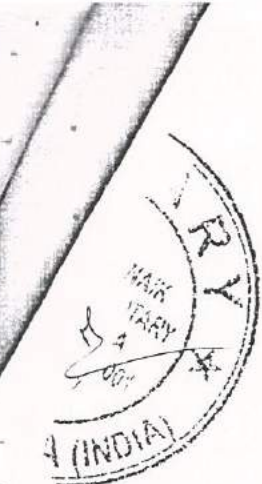
WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.

AND WHEREAS, I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my uncle, as my Attorney for performing the following acts, Deeds and things:-

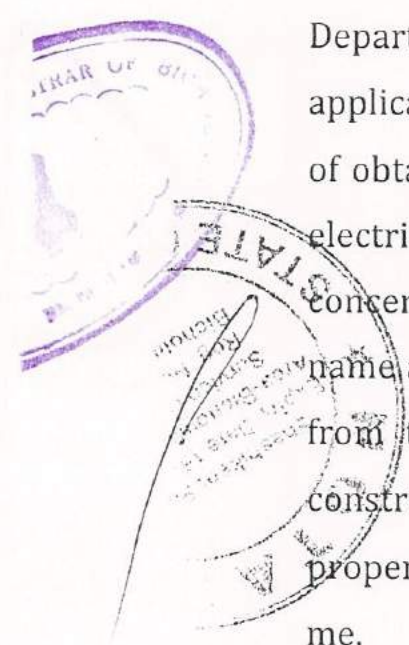
1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.

2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.

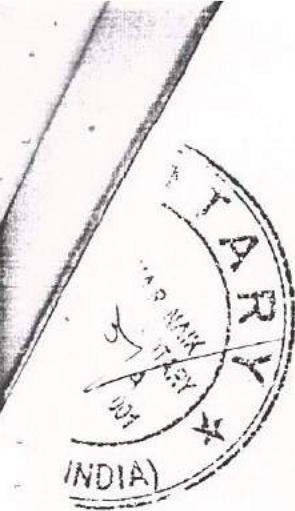
naik



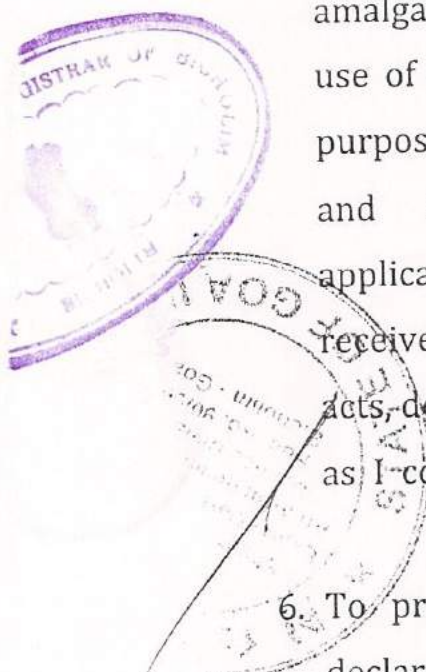
3. To appear for and represent me before Collector, Dy. Collector, Mamlatdar, Talathi, Department of Forest, Town & Country Planning Department, any Municipal Council or Corporation, i.e local self body, Department of Electricity, Department of water works, P.W.D., Office of Directorate of Settlement and Land records, P.D.A i.e Department of Settlement & Land records, Health Department, Sales Tax Department and in all other Government or Semi-Government Offices and Department's and to sign execute and file all types of applications/forms/documents on my behalf, for the purpose of obtaining all types of permissions licenses/approvals/NOC, electricity connection, water connection from the said concerned authorities in the name of my said attorney or in my name as desired by my said attorney and to renew the same from time to time, for the purpose of developmental and construction works to be taken up in the said properties/plots/premises or in any part thereof belonging to me.



4. To apply for, obtain and renew all licenses, permissions, approvals, Sanads, NOC. etc. from the said concerned Government Departments, local self body, Semi- Government Department, etc such as Bicholim Municipal Council, Town & Country Planning Authority, Dy. Collector, Collector, Mamlatdar, P.D.A, Department of forest, P.W.D, Department of Electricity, Department of water works, Health Department or from any other Government authorities as may be necessary or requisite, for the purpose of carrying out construction activities in the said properties/plots as deemed fit and proper by my said attorney.



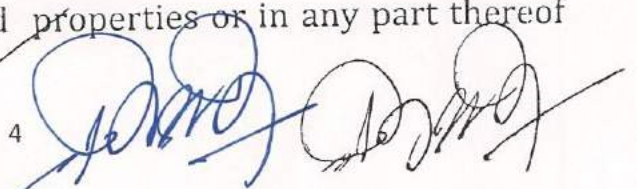
5. To appear and represent me before the Collector, Dy. Collector, Talathi, Certifying Officer/Mamlatdar, Directorate of Settlement & Land records i.e Land Survey Department, Town & Country Planning Department and/or any other Government Authority for carrying out mutations, correction of survey records, resurvey, fixation of boundary stones, partitions, conversion of land, to get a separate holdings, to amalgamate the holdings, to obtain conversion sanad for the use of land to residential/commercial purpose, or any other purposes in respect of said properties/plots belonging to me and in that regard, to sign and execute all applications/forms/declarations, affidavits, declaration, to receive notices in my name, to file replies, etc. and to do all the acts, deeds and things to get the same completed in all respects as I could do the same personally myself.

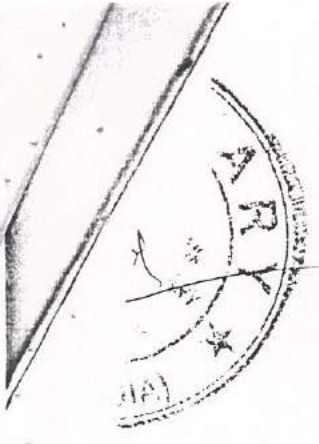


6. To prepare, sign and submit all returns and statements, declarations, etc., to the Sales Tax Department and/or such other Government Departments and to verify the same by production of books and vouchers and other documentary evidence pertaining to the construction activities taken up in said properties/plots.

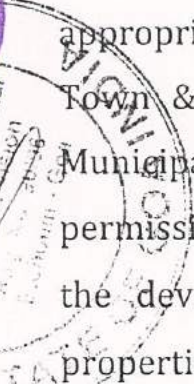

7. To refer any dispute or differences arising out of the arbitration to appoint arbitrator or arbitrators, to file the statement of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment on award or to set aside the award.

8. To issue NOC/Consent on my behalf and in my names for the grant of loan by any Bank or Banks or any Financial Institution to the prospective Purchaser of the premises in the building projects constructed in said properties or in any part thereof

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and for that purpose to sign the necessary documents, applications, agreements, affidavits declarations on my behalf and in my names so as to enable the prospective Purchasers of the premises in the building projects constructed in said properties or in any part thereof to get sanction the loan from the concerned Bank or Banks or any financial Institution against the premises agreed to be purchased by them from the building projects constructed in said properties or in any part thereof.




9. To make, sign and verify all applications or objections to appropriate authorities including the Collector, Dy. Collector, Town & Country Planning , P.D.A, Department of Forest, Municipal Council i.e local self body for obtaining any licence, permission or consent, etc. required by law in connection with the development activities to be proceeded with in said properties or in any part thereof.

10. To receive and recover any amount/debt due and payable by any person or persons in respect of the said properties or in any part thereof or in respect of premises constructed therein and on receipt of any money whatever due and payable to me, 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.

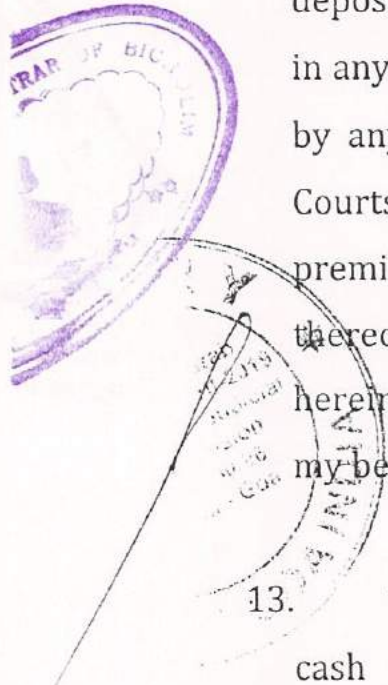
11. To receive the consideration of the shops/flats or any other premises in the building projects constructed in said properties or in any part thereof by my said attorney and to issue receipts in token of the said amount.



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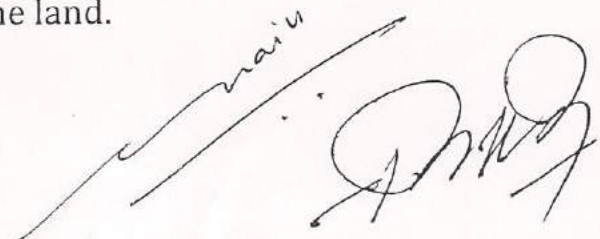
12. To appear and represent me in all the Courts Civil, Criminal, or Revenue, Original, Revisional, Appellate or any other Government Departments such as Collector, Dy. Collector, Survey Authorities, Mamlatdar, etc. and to sign, execute, verify and file plaints, written statements, affidavits, petitions, applications, replies, affidavit in reply, affidavit in rejoinders, affidavit in sur-rejoinder, affidavit in evidence and also to present appeal revision in any Courts and also to depose on oath on my behalf and further more to represent me in any of the cases filed by me and/or to be filed or being filed by any other person or persons against me in any of the Courts in India in respect of said properties or said premises/structures/houses existing therein or any part thereof and to do all type of acts more particularly, described hereinabove such as to verify the pleadings and to depose on my behalf.




13. To receive compensation, consideration, either by way of cash or cheque from any authority/body or Courts, awarded/granted in respect of acquisition of land by the Government from said properties and to sign necessary receipt on my behalf in token of acceptance of the said compensation.


14. To settle, compromise or compound, any debts or claims whether in my favour or against me in respect of said properties or said premises/structures/houses existing therein or any part thereof.

15. To appoint and engage on my behalf the pleaders, advocate/advocates of the choice of my Attorney and to sign wakalatnama and shall do whatever acts which are necessary to do under the laws of the land.

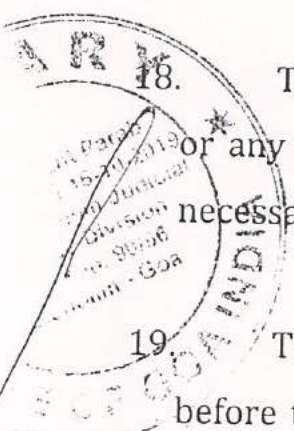




16. To compromise, to compound or to withdraw the case which are being filed or to be filed in my name/s in any of the Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.



17. To sign, verify and to file applications for executions of decrees or orders of any Courts in respect of said properties or said premises/structures/houses existing therein or any part thereof in which I have an interest/right.



18. To withdraw and receive any documents from any courts or any Government Office and to do all the acts that may be necessary in connection with any of such proceedings.

19. To swear the necessary affidavits, declarations, N.O.C. before the Notary Public and/or the competent Authority, on my behalf for the purpose of obtaining, transferring, cancelling or disconnecting electricity connection, water connection, house tax/number of any premises/structures existing or newly constructed in said properties or in any part thereof, from the concerned Government Office or from Bicholim Municipal Council, in favour of prospective purchaser or any person as deemed fit and proper by my said attorney.

20. To fell and transport trees from said properties or any part thereof and for that purpose to appear and represent me in the concerned Department of Forest and for that purpose to sign all types of applications, forms, declarations, affidavits, NOC, etc. on my behalf and in my names to obtain the



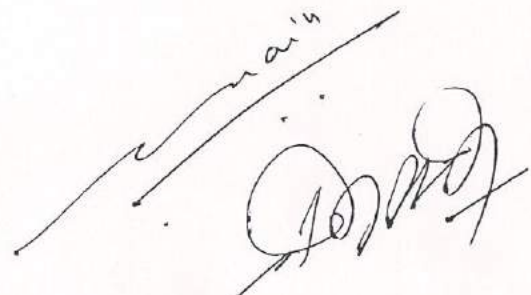
licenses/passes to fell and transporting the trees said properties or any part thereof.

21. To sign and file complaints, applications, replies with the Police Authorities, Mamlatdar, Collector, Dy. Collector, the Chief Secretary or with such other authorities, in respect of said properties or said premises/structures/houses existing therein or any part thereof and further to process/follow-up the matter with said departments.

22. To swear the necessary affidavits, declarations, N.O.C before the Notary Public and/or the competent Authority, on my behalf in respect of the construction and/or development activities to be taken up in said properties or any part thereof in which I have an interest/right.

23. 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 as my said attorney shall from time to time desires in that behalf.

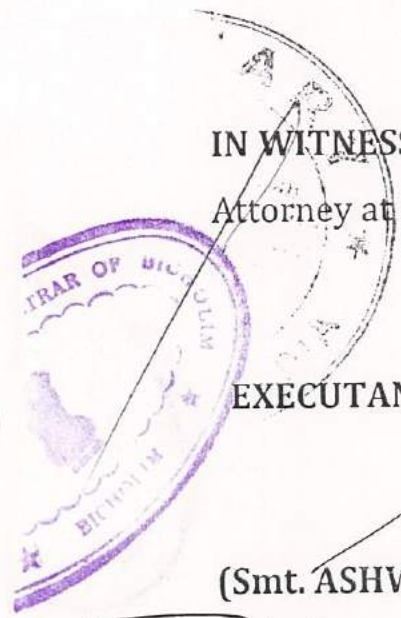
24. **AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever deemed fit and proper by my said power of attorney as required to do, execute and perform in relation to the developmental activities to go in said properties or any part thereof or to carry on with the affairs ancillary or incidental thereto as fully and effectually as I, myself could do the same if I were to personally handle the same.





25. AND I do hereby agree to ratify and confirm all and whatever acts, deeds and things lawfully and bonafide done by my attorney which shall be constituted as an acts, deeds and things done by me in all intents and purposes as if I was personally present to do so.

IN WITNESS WHEREOF we have signs and executed this Power of Attorney at Panaji-Goa, on this 01st October 2016.



EXECUTANT

(Smt. ASHWINI SAIPRASAD NAIK)



Identified by me: As per the Driving licence bearing No: GA04D-2007-0002451.

I ACCEPT

(Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK)

Identified by me: As per the voting Card bearing No. LGQ 125606.



WITNESS:

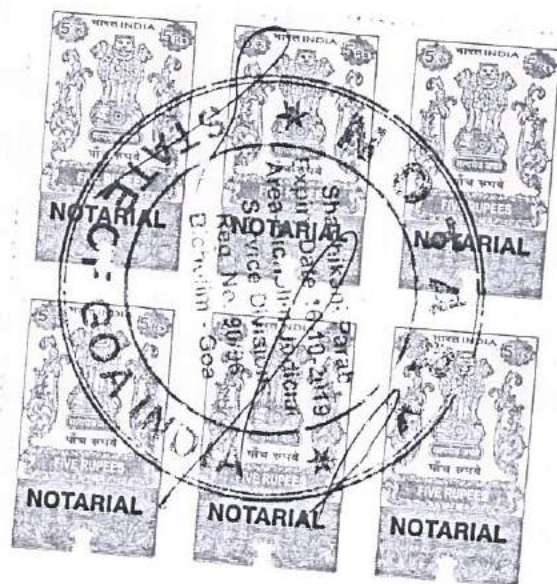
*Mr. Saiprasad B. Naik
160 Bicholim - Goa*



EXECUTED BEFORE ME WHICH I ATTEST

HARSHA R. NAIK
ADVOCATE & NOTARY
STATE OF GOA
PANAJI-GOA.403001
Reg. No.217
Exp. Date 29/01/2020
Serial no-443/2016

01/10/2016



Certified to be a true copy of the original
which I have labelled and returned to the
Party concerned
Office of the Notary at Bicholim Goa on
the 8th day of October 1996
Reg. No. 15922/96 Notarial Stamp 3 Fees Rs 4/-
The Notary

S. A. PARAB



TRUE COPY
WITNESSED BY

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

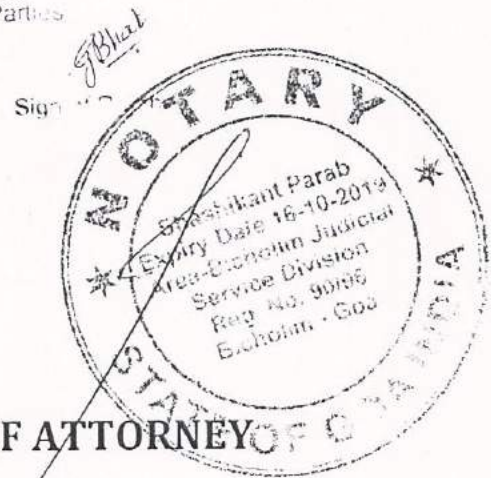
GOVT. OF GOA
गोवा GOA

Serial No. 314 Date of Issue 7/10/16
Value Rs. 500
Name of Purchaser Dr. Gauri Santosh Bhat
Residence Caranzalem Name of Father Shri. Santosh Damodar Bhat
Purpose _____ Transacted Parties _____

263317




Sign of Stamp Vendor
Mandala _____
License No. AG/SIP/MLN/747/99



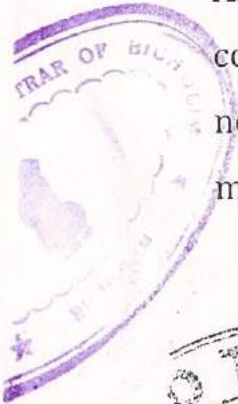
GENERAL POWER OF ATTORNEY

KNOWN BY ALL MEN BY THESE PRESENTS That I, Dr. GAURI SANTOSH BHAT, W/o, Shri. Santosh Damodar Bhat, daughter of Late Subray alias Bramhanand Naique, aged 42 years, married, Vocal Artist, Indian National, residing at 4th Floor, Sapana Sea Mist, Caranzalem, Goa, do hereby appoint, constitute and nominate, authorize and empower my Uncle Shri. VAIKUNTH alias SATCHIT SRIPAD NAIK, son of late Sripad Voicunta Naik,



aged 80 years, widower, landlord, Indian National, residing at Antil Peth , Bicholim, Goa, who have signed below in token of acceptance, as my true and lawful **ATTORNEY** for me on my behalf, to do and perform following acts, deeds and things:-

WHEREAS there exists various Ancestral Immovable Properties as well as movable properties of above mentioned Naik family in the State of Goa, in which I may have a right.



AND WHEREAS , I am not in a position to attend before the concerned Authorities and as such I have thought it fit, convenient, necessary, prudent and expedient to appoint my brother in- law, as my Attorney for performing the following acts, Deeds and things:-

1. To sell all my share, right & interest in the said properties and the premises/structures/houses existing therein, or any part thereof and to receive the sale consideration thereof, in cash/Cheque or in kind, by my said attorney and to issue the necessary receipt in token acceptance of sale consideration.



NOTARY PUBLIC
Shashikant
Bicholim - Goa
Reg. No. 90/96
Service Dept.
Goa-Bicholim Judicial
City Date: 16-10-2019

2. To appear and/or to represent me before the Sub-Registrar of Bicholim or concerned Sub-Registrar and to sign, execute, present and admit the content thereof of documents such as Agreement for sale, Agreement for Development/Construction, Lease Agreement or any other agreements, Deed of Sale, M.O.U, Deed of Rectification, Deed of Conveyance, Deed of Exchange, Deed of Mortgage, Deed of Lease, Deed of Possession or any other deed or deeds in respect of said properties and the premises/houses/structures existing therein in which I have right or interest and to complete all the formalities necessary to get registered the said documents, effectually in all respects as i could do the same myself personally.

