

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

गोवा GOA

Serial No. 2041  
Date of issue 12/7/2012  
Value of Stamp paper Fifty only  
Name of Purchaser Adv. K. Sai  
Residence Margao  
Father's Name  
Purpose Transaction

226684

Notary Stamp  
SAMILO FRANCIS TREVOR BRAL  
Notary No. 111/DISTO/2799/SA

Signature Of purchaser

### POWER OF ATTORNEY



KNOW ALL MEN BY THESE PRESENTS SHALL COME, We, (a) MR. PEDRO MIGUEL GOMINDES, son of Roque Miguel Santan Gomindes, aged 44 years, businessman, PAN No. ADOPG7866R and his wife (c) MRS. MARIA DAS NEVES PINTO E GOMINDES, daughter of Damasceno Pinto, aged 38 years, housewife, PAN No. ADVPG0817F, both Indian Nationals and residents of H.No.420, Bordã, Margao, Goa, SEND GREETINGS:

WHEREAS we are owners of three portions of land, all adjoining one another, described in the SCHEDULES "A", "B" and "C" hereunder, together forms one property and hereinafter collectively referred to as the "said property";

AND WHEREAS by Agreement of Sale dt. 23rd July 2012 duly registered in the office of the Sub-Registrar of Salcete, Margao we have agreed to sell the said property to M/S.OM SAI DEVELOPERS, a partnership firm, duly registered under Indian Partnership Act, 1932, having office at 1, Osia Paradise, Dawood Baug Road, Off J.P.Road, Andheri (West), Mumbai 400 058, and local office at S-11, Osia Mall, SGPDA Market, Margao, Goa, and pending said agreement allowed the said purchaser to develop the said property;

AND WHEREAS we have to execute a Power of Attorney in favour of the partner of the said purchaser to do various acts, deeds, things and matters connected with the said development and other matters connected thereto;

NOW THEREFORE BY THESE PRESENTS We, do hereby



*Archer*  
*Gomunda*

appoint, constitute and nominate MR. PRAKASH KAPURCHAND KOTHARI, son of late Kapurchand Kothari, aged 58 years, married, businessman, resident of G-2, Reliance Park Co-op. Housing Society, Colva, Per Seraulim, Salcete, Goa, partner of said M/s. OM SAI DEVELOPERS, as our true and lawful attorney, in our name and on our behalf, to do following acts, deeds, things and matters, that is to say:

1. To represent us before all Government offices, bodies, departments, authorities, local bodies, including Collector, Deputy Collector, Mamlatdar, South Goa Planning and Development Authority, Town and Country Planning Department, Director of Land Survey, Public Works Department, Water Department, Electricity Department, Forest Department, Margao Municipal Council and all other offices, departments, and authorities in connection with any matters touching to us or to our said property or wherein we are interested and/or concerned. To represent us also before all Courts, Judicial authorities, to accept service of summons, to sign and verify complaints, written statements, applications and other pleadings, to give statement on oath, to swear affidavits, engage advocates, to prefer appeals, revisions, to compromise, compound, withdraw and abandon such matters.



*[Handwritten signature]*

*[Handwritten mark]*

2. To obtain all permissions, licences, development permissions, Nocs, certificates, conversions, approvals, renewals, amalgamations, electricity connections, water connections, sewage connections and all other facilities, requirements and necessities.

3. To sign all applications, papers, forms, plans, drawings, undertakings, bonds, guarantees, swear affidavits, declarations, and all other papers, documents and other requirements. To submit revised plans.

4. To give our consent and to sign, present for registration, admit execution of all agreements for sale of any part, share or right in said property or for construction and sale of flats and other premises in the proposed building/s in the said property alongwith proportionate share in land. To settle with the persons, who are occupying the premises existing in said property, to enter into agreements with them.

5. To give our consent and/or confirm all such agreements, if required, for sale of any part or share/right in the said property or any premises in proposed building/s in any part of the said property.

6. To agree to sell, convey, transfer



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and/or sell corresponding right to the said property to respective buyer of the said purchaser, corresponding to respective premises or any part thereof.

7. To sign, execute and/or give our consent or no objection for mortgage of flats and other premises in said proposed building alongwith corresponding right of land, in case said purchaser and/or their buyers intend to avail loan facility from any bank or financial institutions. For the said purpose to sign, present for registration and admit execution of all agreements, deeds or documents on our behalf, including mortgage deeds.

8. On payment of total consideration and on fulfilling the terms and conditions of agreement entered between us and said purchaser to convey and transfer the said property as a whole in the name of Housing Society or any other body, if formed by all such purchasers of flats and other premises or convey and transfer corresponding right to the said property of respective premises to the respective buyer of such premises and/or convey and transfer any part of the said property to any buyer of the said purchaser.



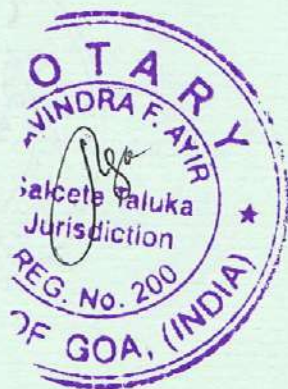
9. To gift or donate road widening area, if any, to Margao Municipal Council or any other body

*[Handwritten signatures]*

and for the said purpose to sign and execute necessary deed of gift or any other deed or document.

10. For the above purposes to appear before the Sub-Registrar of Salcete or concerned Registering authority and to present all above deeds, conveyances, documents and agreements, including any deed of rectification or ratification for registration after duly signing the same on our behalf and admit execution thereof.

11. To appear before the Asst. Registrar of Co-op. Societies or any other office and to represent us before such office in connection with formation and registration of such housing society for welfare and maintenance of the said proposed building/s to be constructed in the said property.



12. To sign all applications, correspondence, declarations and other papers in connection with formation and registration of such housing society or any other body.

13. To appoint any substitute/s and to delegate all or any of the powers herein to such substitute/s.

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14. AND GENERALLY to do all acts, deeds, things and matters connected with the aforesaid purposes and all other matters connected with said development of the said property or amalgamated property and disposal of the premises in the said proposed building/s.

AND WE HEREBY UNDERTAKE to ratify and confirm all acts, deeds, things and matters done by our said attorney by virtue of these presents.

PROVIDED the said attorney shall not do any act, deed or thing so as to create any liability to us nor shall do any act to dispose of four double bed rooms flats on the second floor and proportionate share in land corresponding thereto, namely Flat Nos.201, 202, 203 and 204 with super built up area of 112 sq. mts each in proposed building in said property to be constructed and allotted to us as per the said Agreement;



THIS POWER OF ATTORNEY SHALL be irrevocable during subsistence of the said agreement between us and said M/s.OM SAI DEVELOPERS.

*[Handwritten signatures]*

SCHEDULE "A"

ALL THAT plot of land admeasuring 580 sq.mts, being Plot B, surveyed under Chalta No.148 (part) of P.T.Sheet No.137 of Margao City Survey and forming part of the property without any special denomination, not described in the Land Registration Office of Salcete but enrolled in the Land Revenue Office of Salcete under Matriz No.797 and bounded on the east by the plot described in the SCHEDULE "B" herunder, on the west by plot described in the SCHEDULE "C" hereunder and on the north and south by the remaining part of the entire property.

SCHEDULE "B"

ALL THAT plot of land, admeasuring 127 sq.mts, surveyed under Chalta No.149 of P.T.Sheet No.137 of Margao City Survey and forming part of the urban property described in the Land Registration Office of Salcete under No.6457 and enrolled in the Land Revenue Office of Salcete under Matriz No.575 and 596 and bounded on the east by property surveyed under Chalta No.148 of P.T.Sheet No.137, on the west by property under Chalta No.92 of P.T.Sheet No.137, on the north by public road and on the south by property under Chalta No.148 of P.T.Sheet No.137.



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SCHEDULE "C"

ALL THAT plot of land, admeasuring 830 sq.mts, wherein there exists houses and structures, being Plot A, surveyed under Chalta Nos.95(part), 96 to 100 of P.T.Sheet No.137 of Margao city Survey, forming part of the Plot A-2 of the under property described in the Land Registration Office of Salcete under No.6457 and enrolled in the Land Revenue Office of Salcete under Matriz Nos.575 and 596 and bounded on the east by property surveyed under Chalta No.102 of P.T.Sheet No.137, on the west by property surveyed under Chalta No.148 of P.T.Sheet No.137 and on the north and south by part of the entire property.

All the above plots are situated at Borda, Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa and State of Goa.



IN WITNESS WHEREOF we, the executants abovenamed, have hereto have hereunto set and subscribed our

*[Handwritten signatures]*

respective hands and signatures on this <sup>24<sup>th</sup></sup> day of July, 2012.

EXECUTANTS:

*[Handwritten signature]*



PEDRO MIGUEL GOMINDES  
As per pan Card no. AD 0PG796ER.

*[Handwritten signature]*



MARIA DAS NEVES PINTO E GOMINDES  
As per pan Card no. ADVPG 0817F

Accepted by me:

*[Handwritten signature]*



PRAKASH KAPURCHAND KOTHARI

Attorney

WITNESSES:

- 1. JENNIFER CARDOZO *[Handwritten signature]*
- 2. Melita Travasso *[Handwritten signature]*

EXECUTED BEFORE ME  
WHICH I ATTEST

*[Handwritten signature]*

RAVINDRA F. AYIR  
ADVOCATE & NOTARY  
STATE OF GOA, INDIA

DATE: 24/07/2012  
REG. No: 11722

