



गोवा GOA

Sr. No. 868 Place of vend MAPUSA, Date 10/08/2023

837292

Value of stamp paper 500

Name of Purchaser Y. Fernandes

Residing at Mapusa son / wife of P. Redrus

As there is no one single stamp paper for the value of Rs. additional stamp papers for the completion of the value is attached along with.

Purpose

Signature of vendor  
L. No. 22 (R.R.P. Dessai)

Transacting Parties  
Signature of Purchaser



### POWER OF ATTORNEY

...2/-

*Y. Fernandes* *P. Fernandes*



KNOW ALL MEN BY THESE PREMISES THAT I, **MRS. VANITA V FERNANDES** alias **VANITA VIOLET FERNANDES**, wife of William Rozario Fernandes, 52 years of age, married, service, Indian National, having Pan Card bearing No.**AAZPF9500D** and Passport bearing No.**T4365037**, resident of A-504, Krishnadeep Apartment, Yashwant Nagar, Kole Kalyan, Santacruz East, Mumbai, Maharashtra- 400055 and presently residing at H.No.181, Feira Alta, Allinho, Mapusa, Bardez- Goa; do hereby authorize, constitute and appoint my husband, **MR. WILLIAM ROZARIO FERNANDES**, son of Joseph Cajateno Fernandes, 62 years of age, married, service, Indian National, having Pan Card bearing No.**AAPPF1164M** and Passport bearing No.**V2028435**, resident of A-504, Krishnadeep Apartment, Yashwant Nagar, Kole Kalyan, Santacruz East, Mumbai, Maharashtra- 400055 and presently residing at H.No.181, Feira Alta, Allinho, Mapusa, Bardez- Goa, to be my lawful attorney and to act on and to do the following acts, deeds and things as me personally (viz):-

1. To administer and take care of the properties bearing Chalta Nos.50, 51, 52, 53 and 54 of P.T. Sheet No.135 of city Survey Mapusa, including the structures/houses existing therein.
2. To appear for and represent me before the Municipal Council of Mapusa before the Town & Country Planning Department of Government of Goa, and the competent Planning & Development Authority and any other local Government authorities, in respect of any matters concerning THE PROPERTIES.
3. To file applications before the concerned authorities and for the said purpose to do all that is required to be done.

*[Handwritten Signature]*

*[Handwritten Signature]*

...3/-





4. To represent me and appear on my behalf before all the local authorities such as the Planning and Development Authorities, Mamlatdar, P.W.D., Health Office, Land Revenue Office, Police authorities, Telephone department, Fire authorities, Electricity Department, Department of Food and Drugs, Exise department, Tourism Department, Goa Control Pollution Board and/or any other authority or authorities in respect of any of the matters connected with THE PROPERTIES.
5. To accept and/or take delivery on my behalf all correspondence and communication addressed to me, including registered letters, and notices connected with the Said Flat and also to correspond on my behalf with any authorities, person or persons, in respect of THE PROPERTIES.
6. To swear affidavits, make statement on oath and declarations in any matter connected or incident thereto.
7. To represent me before the Court of Deputy Collector and SDO Mapusa, Bardez, Goa, or before the court of the Civil Judge Senior/Junior Division at Mapusa and or any other Court of Law.
8. To file a suit or any other proceedings in any Court of law and to sign and verify all pleadings, claims, applications, petitions, and Written Statements, objections, consent terms, and to swear affidavits, make declarations, and give statements on oath/depose on oath before the said Courts and any other Court of Law, and all other Revenue authorities, etc., in any matters which are connected or incidental thereto.



...4/-

*[Handwritten signature]*  
*[Handwritten signature]*



9. To accept the notice or summons from the said Courts, and any Show Cause Notices and summons from any Court of law, on my behalf.
10. To appoint solicitors or Advocates and other attorneys on my behalf as my aforesaid attorney shall deem fit and proper and to sign their Vakalatnama.
11. To sign and execute an Agreement for sale or a deed of Family Settlement or any document in respect of the above PROPERTIES in my name and on my behalf.
12. To present any of the aforesaid Agreements/ deeds before the Sub-Registrar of Bardez, at Mapusa, and/or any other competent registering authority, for registration and to represent me before the Sub-Registrar of Bardez, at Mapusa and any other registering authority for registration and to admit its execution thereof and do all acts things required to be done to get the same executed and registered.
13. To rectify errors and mistakes that may arise in the said Deeds, by signing respective deeds of rectification/ ratification and for the said purpose to execute and present the said Deeds before the Sub-Registrar and admit the execution thereof.
14. To confer upon or delegate all or any of the powers herein above contained in favor of any person/s.

...5/-

*S. Fernandes* *S. Fernandes*





AND GENERALLY to do, execute and perform any other acts, deeds, matters or things whatsoever which in the opinion of my attorney ought to be done, executed or performed in relation to the aforesaid legal matters as fully and effectually in all respects, as I myself would do the same, if I was personally present.

AND I do hereby undertake to ratify and confirm and agree to ratify and confirm all acts and things done by my said attorney, by virtue of the powers hereby given.



IN WITNESS WHEREOF I **MRS. VANITA V FERNANDES** alias **VANITA VIOLET FERNANDES**, has made and signed this Instrument of Power of Attorney, at **Mapusa**, out of my own free will and after fully understanding the contents thereof, on this **10<sup>th</sup> day of August 2023**.

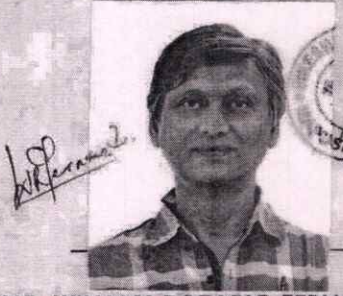


**MRS. VANITA V FERNANDES**

*Identified on the basis of Passport No. T4365037*

alias **VANITA VIOLET FERNANDES**

**EXECUTANT**



**MR. WILLIAM ROZARIO FERNANDES**

*Identified on the basis of Passport No. V2028435*

**ACCEPTED BY ME**

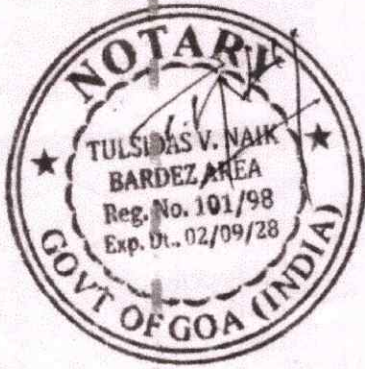




गोवा GOA

835448

Sr. No. 10746 Place of vend MARUSA, Date 06 09 2023  
Value of stamp paper 500  
Name of Purchaser W. Fernandes  
Residing at Mapusa son / wife of W. Fernandes  
As there is no one single stamp paper for the value of Rs. .... additional stamp papers for the completion of the value is attached along with.  
Purpose .....  
Signature of vendor .....  
L. No. 22 (R.R.P. Dessai) .....  
Transacting Parties .....  
Signature of Purchaser W. Fernandes



### POWER OF ATTORNEY

KNOW YE ALL MEN We (1) **MR. WILLIAM ROZARIO FERNANDES**, son of Joseph Cajateno Fernandes alias Jose Caitano Fernandes, 61 years of age, married, Service, Indian National, PAN AAPPF1164M, Passport No V2028435, (2) **MRS. VANITA VIOLET FERNANDES** alias **VANITA V FERNANDES**, daughter of Paul Goveas Frederic and wife of William Rozario Fernandes, 52 years of age,

W. Fernandes Shailendra William Fernandes ....2/-





married, Service, Indian National, PAN AAZPF9500D, Passport No T4365037, both residing at A-504 Krishnadeep Apartment, Yashwant Nagar Kole Kalyan, Santacruz East, Mumbai Maharashtra (3) **MRS. MARILYN SHAIENDRA KARKERA alias MRS. MARILYN KARKERA**, daughter of Joseph Fernandes alias Jose Caitano Fernandes wife of Shailendera Karkera, 60 years of age, housewife, married, Indian National, PAN BZWPK6784R, Aadhar no 2163 7936 4412 (4) **MR. SHAIENDRA KARKERA alias SHAIENDRA RAMA KARKERA**, son of Rama Karkera, 62 years of age, married, Indian National, Business, PAN AHNPK1285H, Aadhar No 5820 6027 8777, both residing at H no 181, Feira Alta, Mapusa, Bardez, Goa (5) **MRS. SKEETER FERNANDES**, daughter of Anthony Peres Aloysius and wife of Wilfred Joseph Fernandes, 49 years of age, Service, married, Indian National, PAN AALPF9869R, Passport No Z4984867, residing at H no 181, Feira Alta, Mapusa, Bardez, Goa, **DO HEREBY SEND GREETINGS.**

Whereas in view of family settlement we have acquired right to the property in the town of Mapusa, which is a part or portion of the land known as "**Fralda de Oiteiro**" within the limits of the Mapusa Municipal Council, Bardez Taluka, Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under no 38103 at folio 185V of book B-97, presently surveyed under Chalta no 50,51,52,53 and 54 of P.T. Sheet no. 135 of City Survey of Mapusa, Bardez, admeasuring 1091 square meters.

AND WHEREAS we along with others have entered/ entering into an agreement for sale dated 06/09/2023 with Mr. Mario Beraldo Fernandes.

AND WHEREAS on account of our pre occupation we are unable to attend to the matters pertaining to our above mentioned property in view of which we (1) **MR. WILLIAM ROZARIO FERNANDES** (2) **MRS. VANITA VIOLET FERNANDES alias VANITA V FERNANDES**, (3) **MRS. MARILYN SHAIENDRA KARKERA alias MRS. MARILYN KARKERA** (4) **MR. SHAIENDRA KARKERA alias SHAIENDRA RAMA KARKERA** (5) **MRS. SKEETER FERNANDES** by this Power Of Attorney

*W. Rozario*

*Shailendra*

*M. Beraldo*

*S. Fernandes*



appoint, nominate and constitute, **MR. MARIO BERALDO FERNANDES**, son of late Constancio Fernandes, 55 years of age, in business , PAN AADPF6051B, aadhar No 655948931161, resident of House no 242/A-1, Duler, Mapusa , Bardez, Goa, India, as our lawful attorney in our name and on our behalf to do or cause to be done the following acts, deeds and things in relation to our above mentioned property.



1. To draw up agreement/s for sale, documents, Rectification of document and execute them before the competent authorities and to admit execution thereof and to do all acts and things required to be done to get any such document executed and registered;
2. To appear and to represent us before any office of the Government including the collector's office, deputy collector's office, forest department, PWD, Mamlatdars office, Village Panchayat, Talathi, Land survey office, Planning & development authority, Panchayat, Town & Country Planning department, revenue office, Mapusa Municipal Council etc.
3. To appear, act or represent us before the office of the Planning and Development Authorities, Town and Country Planning Dept, RERA, Fire & Emergency Dept, Public Works Dept, Electricity Dept, Land Survey department, Health Center, Forest dept. Goa State Committee of Environment , or any other office of the Government, Non Government and Semi Government and to defend before the same all the interest of us as well as to appear before any Judicial Courts, Revenue, Civil or Criminal, whether original or Appellate and to conduct all proceedings with regards to our interest ;
4. To apply and obtain NOC/s to register deed/s from the Planning & Development Authority.
5. To sign and verify plaints, written statements, applications, petitions of claims, memorandum of appeals, objections and to file them in any above mentioned Courts or Offices including the office of the Talathi, to accept services of any summons, to give notices and to accept them, to sign Wakalatnama, to produce documents and evidence, to give evidence, to institute any sort of suits against any person/s and to conduct its proceedings, to apply for inspection and

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



for any judicial records and to do all acts and matters that may be necessary;

6. To appoint advocates, Pleaders or any other professional/s / legal practitioner.
7. To compromise, compound or withdraw cases and/or to refer them to arbitration, to file consent/ compromise terms subject to prior written approval from any one of us;
8. To sign as confirming party any documents, papers, swear affidavits etc.



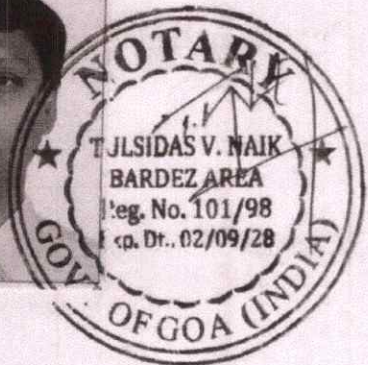
AND for the aforesaid purpose to sign, execute and to do all such documents, agreements, applications, statements, receipts, petitions, affidavits, declaration, bonds and any other documents as shall be required;

AND WE DO HEREBY ratify and agree to ratify all the above mentioned acts deeds and things as if the same were done by us personally.

IN WITNESS WHEREOF WE have signed and executed this power-of-attorney on this the 6<sup>th</sup> day of September of the year two thousand twenty three at Mapusa-Goa.

*W. Fernandes*

*W. Fernandes*



**MR. WILLIAM ROZARIO FERNANDES**

(for self and as attorney for

**MRS. VANITA VIOLET FERNANDES**

**alias VANITA V FERNANDES)**

*By virtue of power of attorney dated 10/8/2023 under registration no: 3855/23 executed before V.K. Harmalkar Notary, Bardez, Goa*

*W. Fernandes*

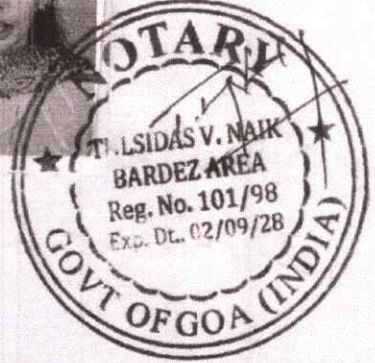
*W. Fernandes*

*W. Fernandes*



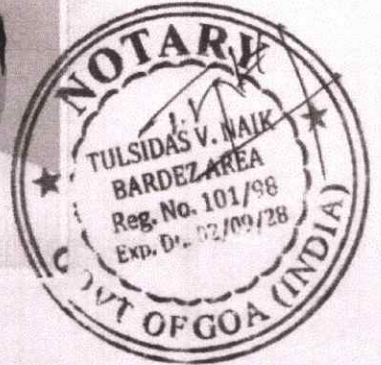


*Shailendra*



**MRS. MARILYN SHAIENDRA KARKERA**  
alias **MRS. MARILYN KARKERA**

*Shailendra*

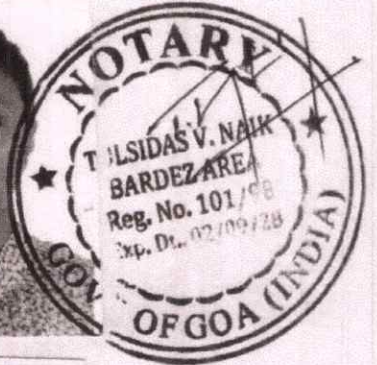


**MR. SHAIENDRA KARKERA**  
alias **SHAIENDRA RAMA KARKERA**

*Fernandes*

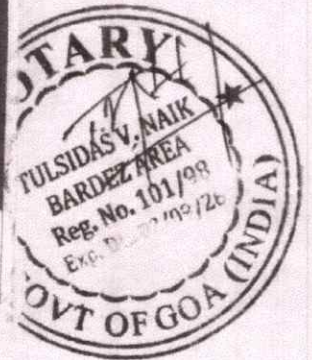
**MRS. SKEETER FERNANDES**

*Fernandes*



**MARIO BERALDO FERNANDES**  
(Accepted by)

*Mario Beraldo Fernandes*

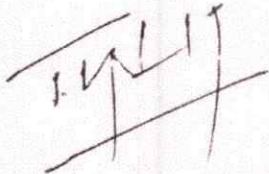


EXECUTANTS IDENTIFIED BY  
AKASH KANTA NAIK  
Aadhaar Card No. 4329 4285 3976

*Aakash*



EXECUTED BEFORE ME  
WHICH I ATTEST

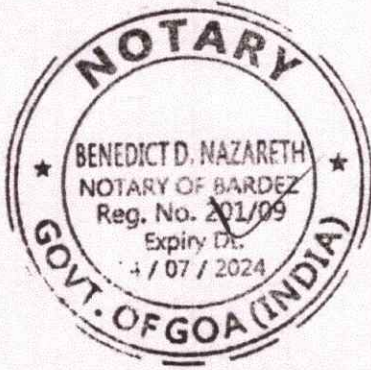


TULSIDAS V. NAIK  
NOTARY AT WAPUSA BARDEZ GOA  
STATE OF GOA - INDIA



Reg. No. 680/23  
Date: 06/09/2023





## POWER OF ATTORNEY

KNOW YE ALL MEN I, **Mr. WILFRED J. FERNANDES** alias **Mr. WILFRED JOSEPH FERNANDES**, son of Joseph Lajetan Fernandes alias Jose Caitano Fernandes, 54 years of age, married, Indian National, Service, PAN AALPF1130H, Passport No Z3671733 residing at H no 181, feira Alta, Mapusa, Bardez, Goa and residing at 78A, Misquitta Street, Vile Parel East, Mumbai 57, **DO HEREBY SEND GREETINGS.**

Whereas I am the owner in lawful possession of the property in the town of Mapusa, which is a part or portion of the land known as "**Fralda de Oiteiro**" within the limits of the Mapusa Municipal Council, Bardez Taluka, Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under no 38103 at folio 185V of book B-97, presently surveyed under Chalta no 50,51,52,53 and 54 of P.T. Sheet no. 135 of City Survey of Mapusa, Bardez, admeasuring 1091 square meters.

AND WHEREAS I have entered into an agreement for sale dated 06/09/2023 with Mr. Mario Beraldo Fernandes.

AND WHEREAS on account of my pre occupation I am unable to attend to the matters pertaining to my above mentioned property



in view of which I **Mr. WILFRED J. FERNANDES alias Mr. WILFRED JOSEPH FERNANDES**, by this Power Of Attorney appoint, nominate and constitute, **MR. MARIO BERALDO FERNANDES**, son of late Constancio Fernandes, 56 years of age, in business, PAN AADPF6051B, aadhar No 655948931161, resident of House no 242/A-1, Duler, Mapusa , Bardez, Goa, India, as our lawful attorney in my name and on my behalf to do or cause to be done the following acts, deeds and things in relation to my above mentioned property

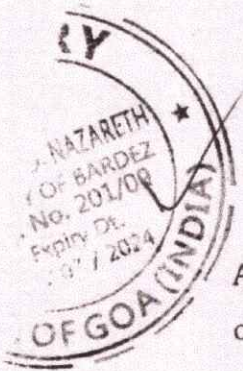
- 1) To draw up agreement/s for sale, documents, Rectification of document and execute them before the competent authorities and to admit execution thereof and to do all acts and things required to be done to get any such document executed and registered;
- 2) To appear and to represent us before any office of the Government including the collector's office, deputy collector's office, forest department, PWD, Mamlatdars office, Village Panchayat, Talathi, Land survey office, Planning & development authority, Panchayat, Town & Country Planning department, revenue office, Mapusa Municipal Council etc.
- 3) To appear, act or represent us before the office of the Planning and Development Authorities, Town and Country Planning Dept, RERA, Fire & Emergency Dept, Public Works Dept, Electricity Dept, Land Survey department, Health Center, Forest dept. Goa State Committee of Environment , or any other office of the Government, Non Government and Semi Government and to defend before the same all the interest of us as well as to appear before any Judicial Courts, Revenue, Civil or Criminal, whether original or Appellate and to conduct all proceedings with regards to our interest ;
- 4) To apply and obtain NOC/s to register deed/s from the Planning & Development Authority.



*[Handwritten Signature]*



- 5) To sign and verify plaints, written statements, applications, petitions of claims, memorandum of appeals, objections and to file them in any above mentioned Courts or Offices including the office of the Talathi, to accept services of any summons, to give notices and to accept them, to sign Wakalatnama, to produce documents and evidence, to give evidence, to institute any sort of suits against any person/s and to conduct its proceedings, to apply for inspection and for any judicial records and to do all acts and matters that may be necessary;
- 6) To appoint advocates, Pleaders or any other professional/s / legal practitioner.
- 7) To compromise, compound or withdraw cases and/or to refer them to arbitration, to file consent/ compromise terms subject to prior written approval from any one of us;
- 8) To sign as confirming party any documents, papers, swear affidavits etc.



AND for the aforesaid purpose to sign, execute and to do all such documents, agreements, applications, statements, receipts, petitions, affidavits, declaration, bonds and any other documents as shall be required;

AND I DO HEREBY ratify and agree to ratify all the above mentioned acts deeds and things as if the same were done by me personally.

IN WITNESS WHEREOF I have signed and executed this power-of-attorney on this the 28<sup>th</sup> day of October of the year two thousand twenty three at Mapusa





*Handwritten signature of Mr. Wilfred J. Fernandes*



**Mr. WILFRED J. FERNANDES alias Mr. WILFRED JOSEPH FERNANDES**



*Handwritten signature of Mario Beraldo Fernandes*



**MARIO BERALDO FERNANDES**  
(Accepted by)

I, hereby attest the above signature of the executant's  
Shri./ Smt./ Kum. wilfred j. fernandes.  
r/o. 1st. floor, Alca Mapusa  
Bardez, Goa.  
who has signed before me and has been identified  
by pan card no: AALPF113018  
Whom I know Personally.

SR. No.: 534/2023  
DATE: 28/10/2023

**BENEDICT D. NAZARETH**  
NOTARY OF BARDEZ  
REG. NO. 201/09







गोवा GOA

835449

Sr. No. 10742 Place of vend MAPUSA, Date 06 09/2023

Value of stamp paper 500

Name of Purchaser W. Fernandes

Residing at Rosario son / wife of J. Fernandes

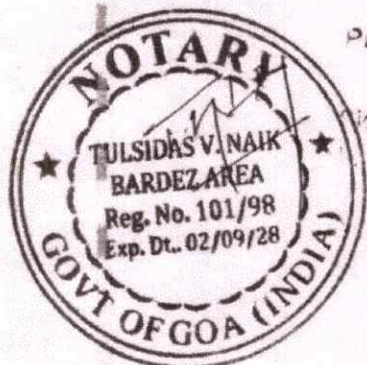
As there is no one single stamp paper for the value of Re. .... additional stamp papers for the completion of the value is attached along with.

Purpose .....

Transacting Parties

Signature of vendor  
No. 22 (R.R.P. Dessai)

Signature of Purchaser



### POWER OF ATTORNEY

KNOW YE ALL MEN We (1) **MR JOSE CAITANO FERNANDES** alias **JOSEPH CAJETAN FERNANDES** alias **JOSEPH CAITANO FERNANDES** alias **JOSEPH FERNANDES**, alias **JOSEPH CAJATENO FERNANDES** alias **JOSEPH LAJETAN FERNANDES**, son of late **Rosario Fernandes**, 94 years of

....2/-

Jo Fernandes

Fernandes



age married, retired, Indian National, PAN AAEPF8724G and Aadhar No 3702 8145 1570 And **MRS. MARIA ANGELA FERNANDES** alias **MARIA ANGELA VERODIANA D P FERNANDES** alias **ANGELA FERNANDES** alias **ANGELA U FERNANDES**, daughter of Jose Sebastiao Fernandes and wife of Jose Caitano Fernandes 86 years of age married, housewife. Married, Indian National, PAN ABEPF8036G and Aadhar No 8361 4648 7334, both residents of H no 181, Feira Alta, Mapusa, Bardez, Goa, **DO HEREBY SEND GREETINGS.**



Whereas the owners in lawful possession of the property in the town of Mapusa, which is a part or portion of the land known as "**Fralda de Oiteiro**" within the limits of the Mapusa Municipal Council, Bardez Taluka, Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under no 38103 at folio 185V of book B-97, presently surveyed under Chalta no 50,51,52,53 and 54 of P.T. Sheet no. 135 of City Survey of Mapusa, Bardez, admeasuring 1091 square meters.

AND WHEREAS we have entered/ entering into an agreement for development of our property with Mr. Mario Beraldo Fernandes.

AND WHEREAS on account of our age we are unable to attend to the matters pertaining to our above mentioned property in view of which we (1) **MR JOSE CAITANO FERNANDES** alias **JOSEPH CAJETAN FERNANDES** alias **JOSEPH CAITANO FERNANDES** alias **JOSEPH FERNANDES**, alias **JOSEPH CAJATENO FERNANDES** alias **JOSEPH LAJETAN FERNANDES**, and **MRS. MARIA ANGELA FERNANDES** alias **MARIA ANGELA VERODIANA D P FERNANDES** alias **ANGELA FERNANDES** alias **ANGELA U FERNANDES**, by this Power Of Attorney appoint, nominate and constitute **Mr. MARIO BERALDO FERNANDES**, son of late Constancio Fernandes, 56 years of age, married, civil engineer, Indian National PAN card no AADPF6051B, Aadhar card No 6559 4893 1161, residing at House no 242/A1, St. Jerome vaddo Duler, Mapusa, Bardez, Goa, proprietor of **M/s MARIO FERNANDES & CO** as our lawful attorney in our name and on our behalf to do or cause to be done the following acts, deeds and things in relation to our above mentioned properties :-

To draw up agreement/s for sale, documents, Rectification of document and execute them before the competent authorities and to admit execution thereof and to do all acts and things required to be done to get any such document executed and registered;

*Jose Fernandes*  
*M. Fernandes*



To appear and to represent us before any office of the Government including the collector's office, deputy collector's office, forest department, PWD, Mamlatdars office, Village Panchayat, Talathi, Land survey office, Planning & development authority, Panchayat, Town & Country Planning department, revenue office, Mapusa Municipal Council etc.

To appear, act or represent us before the office of the Planning and Development Authorities, Town and Country Planning Dept, Fire & Emergency Dept, RERA, Public Works Dept, Electricity Dept, Land Survey department, Health Center, Forest dept. Goa State Committee of Environment , or any other office of the Government, Non Government and Semi Government and to defend before the same all the interest of us as well as to appear before any Judicial Courts, Revenue, Civil or Criminal, whether original or Appellate and to conduct all proceedings with regards to our interest ;

To apply and obtain NOC/s to register deed/s from the Planning & Development Authority.

To sign and verify complaints, written statements, applications, petitions of claims, memorandum of appeals, objections and to file them in any above mentioned Courts or Offices including the office of the Talathi, to accept services of any summons, to give notices and to accept them, to sign Wakalatnama, to produce documents and evidence, to give evidence, to institute any sort of suits against any person/s and to conduct its proceedings, to apply for inspection and for any judicial records and to do all acts and matters that may be necessary;


To appoint advocates, Pleaders or any other professional/s / legal practitioner.

To compromise, compound or withdraw cases and/or to refer them to arbitration, to file consent/ compromise terms subject to prior written approval from any one of us;

To sign as confirming party any documents, papers, swear affidavits etc.

AND for the aforesaid purpose to sign, execute and to do all such documents, agreements, applications, statements, receipts, petitions, affidavits, declaration, bonds and any other documents as shall be required;

AND WE DO HEREBY ratify and agree to ratify all the above mentioned acts deeds and things as if the same were done by us personally.

  
J. Fernandes

M. Fernandes



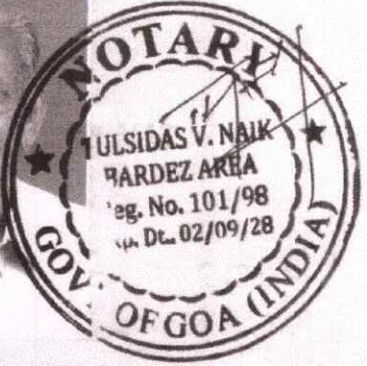
IN WITNESS WHEREOF WE have signed and executed this power-of-attorney on this the 6<sup>th</sup> day of September of the year two thousand twenty three at Mapusa



*J. Fernandes*

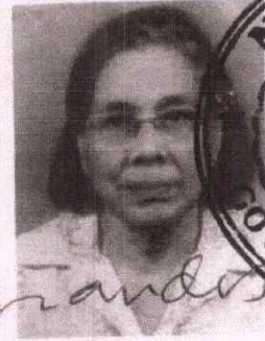


*J. Fernandes*



**MR JOSE CAITANO FERNANDES alias JOSEPH CAJETAN FERNANDES alias JOSEPH CAITANO FERNANDES alias JOSEPH FERNANDES, alias JOSEPH CAJATENO FERNANDES alias JOSEPH LAJETAN FERNANDES, son of late Rosario Fernandes**

*A. Fernandes*

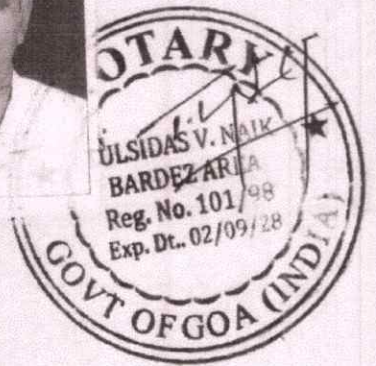


*A. Fernandes*



**MRS. MARIA ANGELA FERNANDES alias MARIA ANGELA VERODIANA D P FERNANDES alias ANGELA FERNANDES alias ANGELA U FERNANDES**

*Mario Beraldo Fernandes*  
**MARIO BERALDO FERNANDES**  
(Accepted by)



**EXECUTANTS IDENTIFIED BY  
AKASH KANTA NAIK  
Aadhaar Card No. 4329 4285 3976**

*A. Kanta Naik*



EXECUTED BEFORE ME  
WHICH I ATTEST

**TULSIDAS V. NAIK**  
NOTARY AT MAPUSA BARDEZ GOA  
STATE OF GOA - INDIA

Reg. No. 679/23  
Date: 06/09/2023

