CO-OP. BANK LTD.

Officer / Manager No more

を記録の 本語 また

Ö

Sup-Regaular of BOTWESH LIKE BUILTS OF Presented at the office of the THE PA 第12小業12.1.時15 0 いったのか 12.30





でいる からいませ \$ 0 6

1000-40 1100-0 20-6 D - 4

7.78i y

IRREVOCABLE POWER OF ATTORNEY

Zaibun. I. Shah

MEHAN CONSTRUCTION 1000

Partra



KNOW ALL MEN BY THESE PRESENT, THAT WE;

- and his wife; Khan Ustad, aged 69 years, married, business, Indian National MR. MUNNAWAR KHAN USTAD, son of late Mr. Anwar
- Block-G, Opp. LIG Housing Board Colony Gogol, Margao Goa. having PAN CARD No.AMKPK3796, Both residents of H. No.106, Khan Ustad, aged 62 years, married, housewife, Indian National MRS. SHAHIDA KHAN USTAD, wife of Mr. Munnawar
- wife; Ustad, aged 56 years, married, business, Indian National and his MR. FIROZ KHAN USTAD, son of late Mr. Anwar Khan
- Goa. Ustad, aged 49 years, married, housewife, Indian National, Both residents of H. No.34, Near Amshekar Hospital, Valpoi, Sattari, MRS. GULSHANBI KHAN USTAD, wife of Mr. Firoz Khan
- wife; Ustad, aged 46 years, married, business, Indian National, and his MR. DILAWAR KHAN USTAD, son of late Mr. Anwar Khan
- residents of H. No.35, Near Post Office, Valpoi, Sattari Goa Ustad, aged 42 years, married, housewife, Indian National, Both MRS. SALMABI KHAN USTAD, wife of Mr. Dilawar Khan
- years, widow, Occ. Nil, Indian National, residents of Vasco-da-Gama, Anwar Khan Ustad and widow of late Mr. Iqbal Munir Shah, aged 62 MRS. ZAIBUNNISA SHAH ALIAS KHAN, daughter of late Mr. REHAN CONSTRUCTION

Monday Chron

Flean Usted to

2 2 aibunit. Shah

Partne

- married, housewife, Indian National, and her husband; Mr. Anwar Khan Ustad and wife of Mr. Dawood Shaikh, aged 67 years, MRS. MAKHMOOR SHAIKH ALIAS KHAN, daughter of late
- years, married, retired, Indian National, both resident of Hous No.34, Near Amshekar Hospital, Valpoi, Sattari – Goa. MR. DAWOOD SHAIKH, son of Mr. Murtaja Shaikh, aged 71
- 10. Indian National and her husband; Ustad and wife of Mr. Kasim Mulla, aged 63 years, married, housewife, MRS. JAMHAAR MULLA, daughter of late Mr. Anwar Khan
- 11. Near Amshekar Hospital, Valpoi - Sattari Goa, married, business, Indian National, Both residents of H. No.H. No.33, MR. KASIM MULLA, son of Mr. Hassansab Mulla, aged 69,

NEW COLD

STRAR OF

- aged 42 years, married, business, Indian National and his wife; MR. ALTAF IQBAL SHAH, son of late Mr. Iqbal Munir Shah,
- aged Gabmar Apts. Vasco-da-Gama. 34 years, married, housewife, Indian National Both residents of MRS. SHAISTA ALTAF SHAH, wife of Mr. Altaf Iqbal Shah,
- years, married, business, Indian National and his wife; 14. MR. ASHFAQ SHAH, son of late Mr. Iqbal Munir Shah, aged 39
- 36 years, married, housewife, Indian National Both residents of Vascoda-Gama, Goa MRS. SHAZIA ASHFAQ SHAH, wife of Mr. Ashfaq Shah, aged
- housewife, Indian National resident of Borda, Margao, Goa MRS. SHAMEEM BI SHAH, daughter of late Mr. Anwar Khan and widow of late Mr. Adam Shah, major of age, widow

Ustad than

REHAN CONSTRUCTION

3 ders 2 aibuni I-Shah

Marrier (cho



- aged 26 years, business, Indian National and her husband; 17. MRS. JASMINE SHAH, daughter of late Mr. Adam Shah, and wife of Mr. Farooq Khan.
- National both residents of Canacona Goa. 18. MR. FAROOQ ILIAS KFAN, son of Mr. Ilias Khan, aged 35 years, business, Indian
- Nil, Indian National, Borda, Margao Goa. 19. MISS. TAPSIN BI SHAH, daughter of late Mr. Adam Shah, aged 23 years, unmarried, Occ
- Baig, aged 44 years, married, housewife, Indian National and her husband; 20. MRS. HASHMAT BAIG, daughter of late Mr. Anwar Khan Ustad and wife of Mr. Hanif
- business, Indian National both residents of Islampura, Vasco-da-gama, Goa 21. MR. MOHAMMAD HANIF BAIG son of Mr. Masood Baig, aged 48 years, married,
- of Mr. Mazhar Faruqi, aged 43 years, married, housewife, Indian National and her husband; 22. MRS. YASMEEN BI FARUQI alias SHAH, daughter of late Mr. Iqbal Munir Shah and wife
- National both residents of Model Town, Andheri (E), Mumbai MR. MAZHAR FARUQI, son of Mr. Latif Faruqi, aged 44 years, married, service, Indian
- Khan, major of 37 yrs married, house wife, Indian National, and her husband MRS. SHAMEEM KHAN, daughter of late Mr. Iqbal Munir Shah and wife of Mr. Shabab
- Both residents of Ever Shine, Powai, Mumbai (25) MRS.SHABAB KHAN, son of Mr. Hasmat Khan, aged 42, married, service, Indian National,

drop x F Khon V stack x REHAN CONSTRUCTION Z 2 mibur. I. Shah Partner



721

successors, administrators, representatives and assigns) OF THE FIRST PART do hereby SEND GREETINGS repugnant to the context or neaning thereof shall also mean and include their heirs, executors All are hereinafter jointly referred to as "THE OWNERS/VENDORS" (which expression unless

195, overleaf of Book B, 37(new), surveyed under new Survey No. 7/4 of Village the Conservatory of Land Registration of the Comarca of Bicholim, under No. 14638, at folios Sattari, of Property known as "PENEM" SITUATED IN Massordem, of Valpoi and described in of Land admeasuring 837 Sq.Mts. bearing independent survey No.7/4 of Village Valpoi, Taluka representatives and assigns) OF THE SECOND PART, FOR Development and sale of our of plot thereof shall also mean and include their heirs, executors, successors, administrators DEVELOPER /PURCHASER" (which expression unless repugnant to the contex or meaning D'Souza Apparment, Nagamasjid, Curti, Ponda -Goa, hereinafter referred to as "THE son of Mr. Khajawali Shaikh, by virtue of Power of Attorney dated 15/11/2012, registered before Notary, Adv. Nelson Soares, under No. 56917, on 15/11/2012, both residing at S-1, Second Floor having PAN Card No. CCXPS9528J, represented herein by her husband MR. KHAJA SHAIKH and (2) MRS. SHARIFA SHAIKH, Wife of Mr. Khaja Shaikh, aged 32 years, married, business, Khajawali Shaikh, aged 33 years, major, married, business, having PAN Card No.BAYPS5853E, Nagamasjid, Curti, Ponda-Goa, represted by its Partners (1) MR. KHAJA SHAJKH, son of Mr. Partnership Act, having its Registered office at S-1, Second Floor, D'Souza Apartment CONSTRUCTION, BUILDERS & DEVELOPER, a Partnership Firm, duly registered under WHEREAS we have entered into an Agreeement for Sale and Development, with M/S. REHAN

× Minor Icham F Ychan V Stack

& Zeibun-Ishah

REHAN CONSTRUCTION



Usman, of Valpoi which is hereinafter to as the SAID PLOT OF Municipal Road and on the North by the property of Soid state of Goa, and bounded on the East, West and South by the years, married, business, having PAN Card No.CCXPS9528J, MRS. SHARIFA SHAIKH, wife of Mr. Khaja Shaikh, aged 32 married, business, having SHAIKH, son of Mr. Khajawali Shaikh, aged 33 years, major, Valpoi, Taluka Sattari, Sub-District of Valpoi, District of North, 15/11/2012, registered before Notary, Adv. Nelson Soares, under Mr. Khajawali Shaikh, by virtue of Power of Attorney dated represented herein by her husband MR. KHAJA SHAIKH, son of D'Souza Apartment, Nagamasjid, Curti, Ponda No.56917, on 15/11/2012, both residing at S-1, Second Floor, Ponda - Goa, to be our true and lawful attorney in our name and acts, deeds and things. on our behalf to do or cause to be done any of the following Partnership Act, having its Registered Office at Registered Office DEVELOPER, and therefore Second Floor, D'Souza Apartment, Nagamasjid, Curti, of M/S. REHAN CONSTRUCTION, BUILDERS മ Partnership Firm, we are PAN Card No.BAYPS5853E, appointing (1) MR. KHAJA duly registered Goa, both and under

NOW KNOW YE AND THESE PRESENTS WITNESSETH:

late Mr. Iqbal Munir Shah, aged 62 years, widow, Occ. Nil, Indian THAT WE, do hereby appoint, nominate MRS. ZAIBUNNISA KHAN and on our behalf. ALIAS SHAH, daughter of late Mr. Anwar Khan Ustad and widow of National, residents of Vasco-da-Gama, Goa, to be our attorney for us

Development, to execute To enter into any agreement of sale, Agreement of Sale and Deed of Sale, Deed of Gift, Deed of

Jumor What Haw V stack the

Zaibyz. I Shah

Partner

SZEHAN CONSTRUCTION

acknowledgment receipt, to deliver the possession of the said plot of copies etc. and sign on our behalf wherever necessary. Sub-Registrar and collect the copies or original of the deeds, certified consideration, Parties, Confirming Parties in the agreement and deed, to receive any deeds, mortgage deeds, release deeds, rectification, deed gift, and for this purpose to execute any agreement of sale and execute sale with M/S. REHAN CONSTRUCTION, BUILDERS & DEVELOPER, and CONSTRUCTION, BUILDERS execution thereof, consent and ratification deeds and get them duly registered before hereunder written. To Enter into Agreement of Sale and Development to sell SAID PLOT OF LAND which is also described in the SCHEDULE Exchange, Deed of Rectification, transfer and execute the deeds and competent authorities including the Sub-Registrar and admit its the prices, advances, earnest money and pass valid to sign on our behalf as Vendors, proposed purchasers or to M/S. & DEVELOPER, and to approach the Consenting

- and Residential Building/project on the said plot of land and to execute and sign deed of Mortgage on our behalf in operative financial Institution, Government or non-Government Institution. To obtain loan from any Bank Nationalize respect of said plot of land and for construction of commercial the said Plot of land in the Bank or any financial institution in To ð mortgage, hypothecate, to keep as collateral security obtain finance/loan from the said Bank/Financial
- and agreed to be allotted to us and to get the same valued and garages or godowns or any part thereof except the premises reserves plot of land and the construction done in the same hereafter and for and credit societies or any financial institutions in respect of the said purpose to keep as security the above plot, flats, sops, offices, To obtain any loan from any Nationalized, private, co-operative

F Khan Ustad The REHAN CONSTRUCTION

Zaibun. I. Shah

on our behalf wherever necessary hereafter. conditions as agreed by our attorney deems fits and proper signing wherever necessary and to receive the money advanced by the Banks a principal debtor, surety or guarantor and agree to such terms and or credit or financial institutions and repay the same on the terms and scute any type of mortgage deeds before the above Banks and sign consenting as our attorney deems fit and proper and sign on our or confirming parties or ratifying parties

departments, Health offices or any other necessary offices and get the submit plan to the concerned offices, Town and Country Planning necessary and to settle any dispute in regards to the said plot of Land accounts of the money spent and sign on our behalf wherever work done as per the requirements of our attorney and keep proper renewals, revalidations and pay the fees, fines, taxes, impositions and water meters which may be required from time, singing on our behalf any other writings to give NOC to transfer house tax, electric and other authorities as also to file any applications, swear affidavits or obtain necessary permission from the concerned government and said land into sub plots, divisions and to cut trees, bushes, plants any applications to the survey authorities to re survey, sub divide the insert new names as our attorney deem fit and proper as also to file necessary acts from time to time, to delete any existing name and Mutation applications, and separate sub-division and do such other required by our attorney as also to apply for transfer of Mutations, offices and its various departments and file any sort of applications Departments, Municipal Councils and all other government and other department, affidavits, other offices To approach any and all Government, Semi Government and Collector, Municipality, PWD, Town and Country Planning and approach before the Talathi, A. K. Mamlatdar, Dy necessary hereafter and apply for necessary licenses, SGPDA, and to file any applications, give statements, BDO, Panchayat, Health Offices,

F Khan U stand

REHAN CO

Shir Chan Chan 36

2 aubun . I Shah



- be requires hereafter and sing on our behalf wherever necessary. To file affidavits, No-objections or any other writings which may
- all other acts necessary for the said purpose. pay fees, fines, taxes or other impositions from time to time and to do To apply for construction license, its renewals, revalidations and
- obtaining revised plans for the construction of the building projects commercial/residential buildings on our said plot of land. To apply for on our said plot of land. apply for approval 으 construction
- for sale and Gift Deed/s etc. Pleadings and also to present, execute deeds, sale deeds, agreement Statements, Affidavits, Applications, Objections, Replies and other Authority, Appellate, Acquisition To appear for and represent us in all Revenue offices, Land permissions and approvals Collector, P.W.D., Electricity Department for obtaining Town and Country Planning Office, Mamlatdar, Offices, Sub-Registrars Office, Planning and Collector, Dy. Collector, Original, Revisional, and to file plaints, Written Development
- plot of land. Government and Semi Government Offices with respect to the said To depose, sign and give evidence on our behalf in
- think proper appointment. to safe guard the said plot of land whenever our said attorney shall To appoint, engage on our behalf pleaders, advocate/advocates to do and to discharge and/or terminate his/her
- NOC in order to obtain/transfer the electricity connection, house tax To sign, swear and verify all Applications, affidavits for grant of

Munior Johan Recy F Klan Ustad REHAN CONSTRUCTION Partner

Zaibun. I. Shah

the building constructed therein. records in concerned authorities in respect of the said plot of land and

- tenancy cases or any other cases in all courts including to file mutation cases, criminal complaints, claim petitions, rent and Tribunal and to carry on any other suits, cases or proceeding as also our attorney deems fit and proper. remaining land after allotting the flats and shops to us under Art. proceedings auctioning our share and/or to relinquish the right to the our attorney before the said courts and apply for certified copies. To hereafter or take part in any other proceedings were we are interested commence and rectify the Inventory proceedings which may be filed Revisional and High Courts, to file plaints, W.S. replies, objections, courts and other courts and to pursue the same till the Appellate, Controllers, cases or pleading, eviction matters, either before the Civil suits, Rent 2029 of Portuguese Civil Code or execute such other documents as or concerned and get the properties allotted as per our shares trough Inventory Proceedings, To file and defend, pursue and carry on with any civil suits, revisions, Mamlatdar, reviews Dy. and depose and verify under oath, Succession deeds and Collector, Collector, carry Administrative Revenue
- behalf issued in our name by any court in any civil dispute To receive, accept any letter/s, notice/s, summon/s on our
- act by me personally. To do act in general on our behalf as if the same could do and
- purchasers by way of Deed of Sale, Agreement of Sale, or to grant the same for development to any firm, real estate developer and builder various plots and to sell, transfer, convey the same to the respective To sell or sub-divide, partitioned the said plot of land in to execute Agreement of sale and development,

FKlan Vstad

7 thu

REHAN CONTRUCTION

aner

Mumoorlehoen

They 3 hu 2 cibyn. I. Shah

land Attorney on our behalf, Deed of Gift with respect to the said plot of

- Right including endorsement and cancellation. Registrar Offices, Revenue Registers "Matriz Predials" and records of To apply for the Mutation in Land Registration Offices, Sub-
- before any court or any Government or non-government offices withdraw any objection, suit, cases payable to us as consideration, compensation, To accept, receive withdraw in our name any sum/money application filed on our behalf award etc. and
- plot of land. boundaries of, put up the fence or compound wall around the said To survey, resurvey, measure, demarcate the boundaries, fix the
- respective purchaser/s, authority/Firm etc. Improvement of said plot of land and to issue valid receipt to the 9 To enter into Agreement of Sale/Exchange/Development/
- agent, sub-delegate, substitute to perform all or any of the powers DEVELOPER, on our behalf and to appoint, engage, nominate sub-20) acts deeds therein above mentioned by us on our said attorney to any other person/persons, To Sub-Delegate all or any of the aforesaid powers conferred of M/S. REHAN CONSTRUCTION, **BUILDERS** Firm,
- the Power of Attorneys executed by Vendors/Executant No.8 to 26 in favour of MRS. ZAIBUNNISA SHAH ALIAS KHAN. Gama, Goa, with the delegation powers conferred upon her in 62 years, widow, Occ. Nil, Indian National, residents of Vasco-da-Anwar Khan Ustad and widow of late Mr. Iqbal Munir Shah, aged Attorney are represented by their Power of Attorney holder The Vendors/Executant No.8 ZAIBUNNISA SHAH ALIAS KHAN, daughter of late Mr. ð 26 in this REHAN CONSTRUCTION power of

F Klow Ustard Thu

Theren

2 aibun. I. Shah

Partner

requisite stamp duty is affixed herewith. for Rs.6,70,000/- (rupees Six Lakhs Seventy thousand only) and be sold and developed is valued for the purpose of registration Mts. which is more particularly described in Schedule, The Market Value of the Plot of land admeasuring 837 Sq.

SCHEDULE OF THE SAID PROPERTY/PLOT

TO STALLSHY

Usman, of Valpoi. Municipal Road state of Goa, and bounded on the East, West and South by the Valpoi, Taluka Sattari, Book B, 37 (new), surveyed under new Survey No.7/4, of Village Comarca of Bicholim, under No.14638, at folios – 195, overleaf of and described in the Conservatory of Land Registration of the Property known as "PENEM" situated in Massordem, of Valpoi independent Survey No.7/4 of Village **THAT** Plot of and on the North by the property of Soid Land Sub-District of Valpoi, District of North, admeasuring 837 Valpoi, Taluka Sattari, of Sq. Mts. bearing

which is irrevocable. conferred upon under and by virtue of this Power of Attorney perform in exercise of the powers, authority and liberty, hereby behalf hereinabove contained shall lawfully do, all and whatsoever my said Attorney under the power in that AND We, do hereby agree and undertake to ratify and confirm execute and

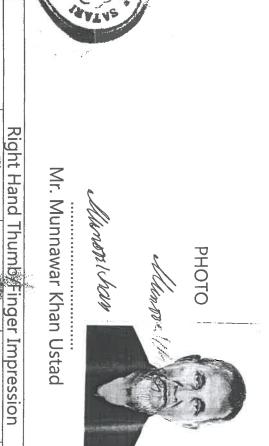
this Power of Attorney on this _ IN WITNESS WHEREOF the parties hereto have hereunto signed day of January, 2015. REHAN CONSTRUCTION

Munstr/Man Chan Khan Ustad

3 ch.

Zaibyn. J. Shah

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED EXECUTANT NO.1,



用料 企业 13 图

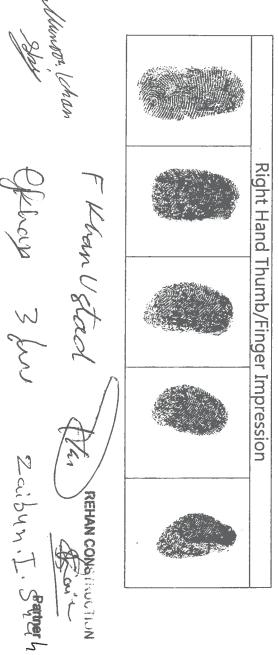
SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED EXECUTANT NO.2,

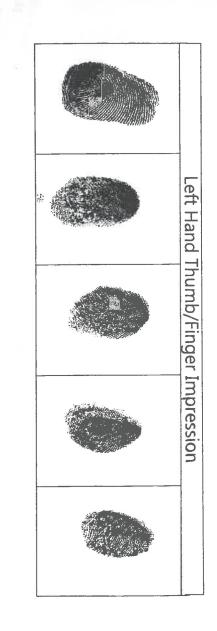
_eft Hand

Thumb/Finger Impression

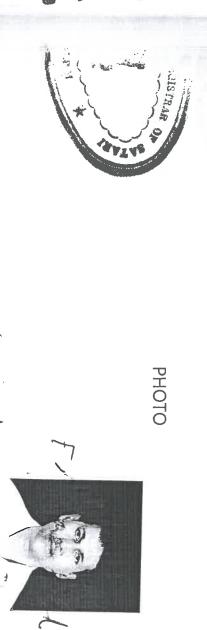


Mrs. Shahida Khan Ustad





SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED EXECUTANT NO.3,



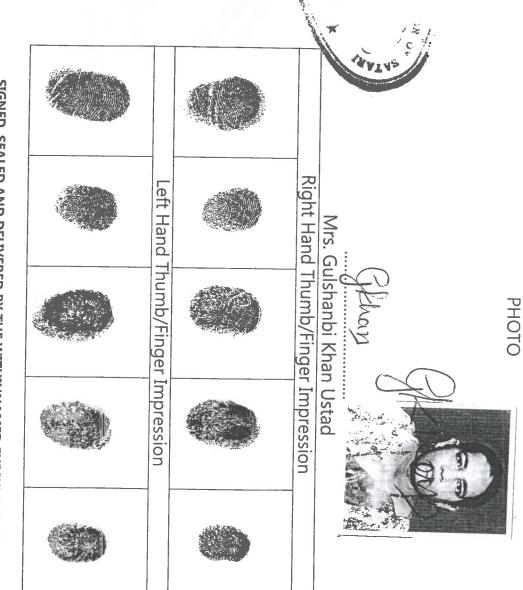
Mr. Firoz Khan Ustad Right Hand Thumb/Finger Impression Left Hand Thumb/Finger Impression

REHAN CONSTRUCTION

Throw 3 de

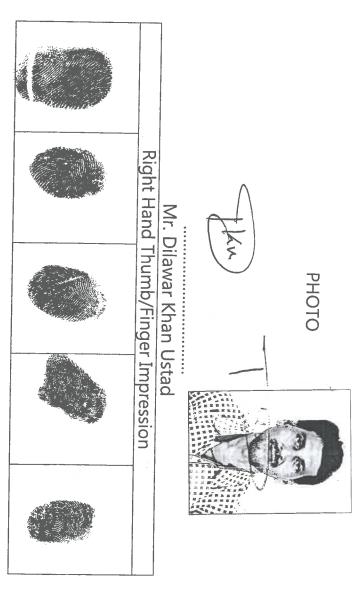
Zaibun, I. Shah

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED EXECUTANT NO.4,



NSI CENTRAL PER

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED EXECUTANT NO.5,



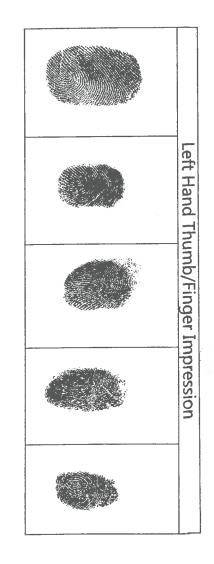
Munstr 1 chan

of than I star

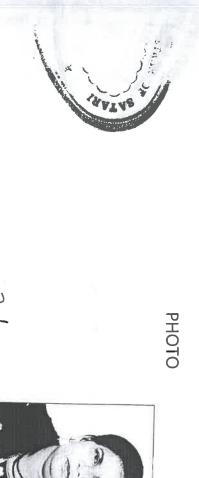
3

Zaubun I. Shail

REHAN CONSTRUCTION

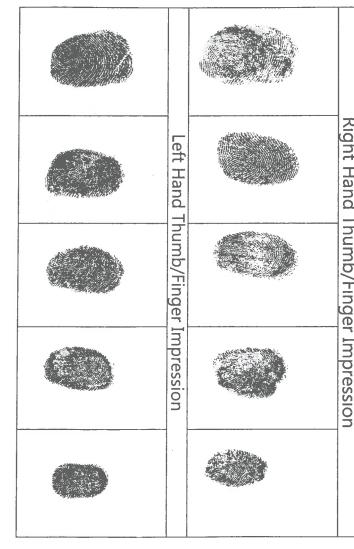


SINGNED, SEALED AND DELIVERED BY THE WITHINNAMED EXECUTANT NO.6



Mrs. Salmabi Khan Ustad





REHAN CONSTRUCTION! PSANDPT

Zaibun. I. Shah

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED VENDOR NO.7 FOR SELF AND BEHALF OF EXECUTANT NO.8 TO 25 AS THEIR POWER OF ATTORNEY HOLDER

Mrs. Zaibunnisa Shah Alias Khan PHOTO

Right Hand Thumb/Finger Impression eft Hand Thumb/Finger Impression

Unsor Whan F Kulu U stad

din

REHAN CONSTRUCTION

Partner

SINGNED, ACCEPTANCE M/S. REHAN CONSTRUCTION, THROUGH ITS PARTNER MRS. SHARIFA SHAIKH AS HER POWER OF ATTORNEY HOLDER MR. KHAJA SHAIKH FOR SELF AND ON BEHALF OF SECOND PARTNER SEALED AND DELIVERED ВУ THE WITHINAMED

PHOTO



REHAN CONSTRUCTION A Co. Same

> TRUCTION Partnes

Mr. Khaja Shaikh

	Left Hand Thumb/Finger		Right Hand Thumb/Finger Impression
	/Finger Impression		r Impression

Witnesses:

1) SANDAY RAUT FROM PAN

2) Showkh Rehman Dehmon

3. km t. Kran v stad

REHAN CONSTRUCTION

Partner

Zaibun I Shah

Dorse γ かというか

3000 ヨシン Log

グット かかしゃ 0. リントもの 3 177 からいって わりかり 25

しらんか my for 500 9 851 2 Si S

コールー 2 5 20.35 めんがといっての الله الله 00 8,7 7 カッカ からいいろう 79, 6 2000 1 ジレー BOD ろうしょう そうちんとしていわら 3 2007 9 っしいか 3 5/26/ المو روا ろしろ do 月月 B Jack Sant of the 7 Jes Junts ight ma. musters. 1 mesto 5200 19/0 Op シャ 3 O. Deli unel るかないいい オーンシェフション 627 3 - South of Cit the ma. HNU. 33. 53 عر p 67 1.0

Ser 2. Denty

8 9 27 V x) 32 Adam Konseroly ろごひ と do 7 .3 S 20000 あっていろって Se y (#) 9 1 g- 99 いっという 2 show pra ギョンファ V 5-X2-0 Jacob Den March Bara プラマ・ Jan J 19 17 1 4 うる el s 4 35 P. 30-20 かい ひというこ Belo 2 V 06.3 7 5 3 وا SC OR (あるかれ グイ 5 Bridge model Sown ライ. かしいかんいろ Do Sec Disine OF THE 51.7

からん Ja Dic かっとうい Mars 19 000 120 Shabab of Valuad ひらいろうと 5 2000in Sheh Person Car 2000 رس ال BUYS madon. 3 6 J 50 of 37. しましたうり 1000 Hasn المحديد yor. Ih 1356 ライ.

-REGISTRAR

3/4. r. Ks Sur والالم Jone Jeweli 0, ancone ! 330 20 Ramber, organ 1007. P B S D C 3770. 12 - 12 th Crail. 5 Janas C 1040 5 、ならずりしい、あ 50 Pragit of torn Breizes, 20795 5 Constitution 2092 Breiter, みつくかっ 4×, 2000 Kran de Ded sel ۶. Of the state of th Sharper , office ecoal Xoor 200 12 mm 20 5 J. S. T. T. S. Y. 0-1 23 years Shailer, Builders Salar torself , Secons

10000 And Marian *

THE STATE OF 17-1

Than votal Fig

Gulshan be Khan Glay

-- <u>-- 1 t w</u>

SALMA Ushad.

Zaibun I. Shop. 2 I. Shah

KHRIA SHAZIC ASON W



工を・5 Part of 3 and of order 37 I backin DIN STATE 501. 26 POS 5 6、アトラくと しかんか BY YEL 200 200 4. 6. 2535 S Safelen Yestin Ceder 525 ずーといい、 いからい Solfer Con 30 546.



大学 ののできる できる こうかん かんしゅう

than S. Age The second of th the trib

Attaf veesta - Aut

12.1.2015

John The Mark Ma. Anway Person ういろうともとく in sign and المرادة Last of well of organ 65

100 2000

ACTIVE OF ACTIVE

A MARTINE DE LA COMPANION DE L

unear whan watered

ShowdaBi kun Shi

See Sed they percently know the

semesteration ... Edd identity bira/the

2 La S. mys of

Hlouf 4. Volta

the state of the s

\$ 12. 01/12.