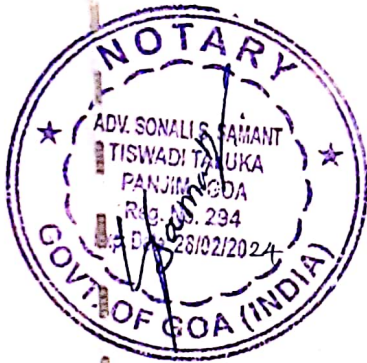




गोवा GOA

Serial No. 4716 Date of Vendor, Paraji 12/9/19
Value of Stamp Paper _____
Name of Purchaser Anant Navetkar
Reference _____ Name of Father _____
Purpose _____ Transacting Parties: [Signature]

510344



Sign of Stamp Vendor
Mangala K. Sapurkar
License No. AC/STPMEN/747/99

Sign of Purchaser

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING

[Signature]

[Signature]

[Signature]

[Signature]

made at Panjim Goa, on this 12th day of September 2019

BETWEEN:-

A. 1) **SMT. SUDHABAI MADHAV NAIK CHODANKAR** also known as SMT SUDHABAI MADHAV NAIK aged 80 years, Widow of late Shri Madhav Vaikunt Naik Chodankar also known as Shri Madhav Vaikunt Naik, occupation Housewife, holding Pan card no. AENPN6462N, Aadhaar Card No. 957199716071, Telephone No. 8108247450, residing at D/10, Saraswat colony, Sitaladevi Temple road, Mahim, Mumbai 16.



2) **SHRI RAMAKANT VAIKUNT NAIK CHODANKAR** also known as SHRI RAMAKANT VAIKUNT NAIK, aged 81 years, son of Shri Vaikunt Naik Chodankar, occupation Retired, holding Pan card no. ABTPN6032D, Aadhaar Card No. 344673457868, Telephone No. 9322696928, residing at D/4, Saraswat colony, Sitaladevi Temple Road, Mahim, Mumbai 16

3) **SMT. SUBHASHINI RAMAKANT NAIK CHODANKAR** also known as SMT SUBHASHINI RAMAKANT NAIK, aged 80 years, wife of SHRI RAMAKANT VAIKUNT NAIK CHODANKAR also known as SHRI RAMAKANT VAIKUNT NAIK, housewife, holding Pan card no. ABTPN7357F, Aadhaar Card No. 625678816177, Telephone No. 9322696928, both residing at D/4, Saraswat colony, Sitaladevi Temple Road, Mahim, Mumbai 16,

4) **SMT. MADHAVI SHASHANK NAIK** aged 48 years, wife of SHRI SHASHANK MADHAV NAIK, housewife, holding Pan card no. ABXPD3232H, Aadhaar Card No. 339734679405, Email Id:

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madhavigoa@yahoo.com, Telephone No. 9890806288, residing at Flat no 2, 6th floor, Sapana Seamist Caranzalim, Goa, 403002.

5) **SHRI RAJEEV MADHAV NAIK** son of late Shri Madhav Vaikunt Naik Chodankar also known as Shri Madhav Vaikunt Naik, aged 54 years, occupation Engineer, holding Pan card no. BDGPN2307D ,Aadhaar Card No.523754469631 , Telephone No.9821720650 , D/10, Saraswat colony, Sitaladevi Temple road, Mahim, Mumbai 16.



6) **SMT. MANJUSHREE RAJEEV NAIK** aged 51 years, wife of **SHRI RAJEEV MADHAV NAIK** , housewife, holding Pan card no. AUJPN3746R ,Aadhaar Card No.399227785298, Telephone No.02224449468, both residing at D/10, Saraswat colony, Sitaladevi Temple road, Mahim, Mumbai 16.

7) **SHRI SANJEEV MADHAV NAIK** son of late Shri Madhav Vaikunt Naik Chodankar also known as Shri Madhav Vaikunt Naik, aged 48 years, occupation Service, holding Pan card no. ABTPN5887G , Aadhaar Card No. 930144049794, Telephone No.9821720650 , residing at at D/10, Saraswat colony, Sitaladevi Temple Road, Mahim, Mumbai 16.

8) **SMT. SHILPA SANJEEV NAIK** aged 47 years, wife of **SHRI SANJEEV MADHAV NAIK** , housewife, holding Pan card no. AFIPK0714Q, Aadhaar Card No.922758795373 ,Telephone No.9821149932, both residing at at D/10, Saraswat colony, Sitaladevi Temple Road, Mahim, Mumbai 16

9) **SHRI SHASHANK MADHAV NAIK**, aged 55 years, son of Late Shri Madhav Vaikunt Naik Chodankar also known as Shri

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Madhav Vaikunt Naik, Occupation Bussiness, holding Pan card no.AAJPN7457R , Aadhaar Card No.601520303121 , Email ID: shashank801@yahoo.com, Telephone No. 7709809916 , both residing at Flat no 2, 6th floor, Sapana Seamist Caranzalim, Goa, 403002 hereinafter referred to as the "OWNERS/VENDORS" (which expression shall include their heirs, successors, representatives and assigns) of the ONE PART; AND

B. **APRASA LIFESPACES LLP** a Limited Liability Partnership under Companies act 2008 and having its registered office at 506, Edcon Mindspace, Campal Panaji., holding Pan Card NO. ABLFA0362K . herein represented by its Directors 1) **Anant Yeshwant Navelcar** son of Yeshwant Navelcar occupation Business, Age: 42 yrs, holding Pan card no. ACHPN6151E, Email Id: navelcarinfratech@yahoo.in, Telephone No.9822157677, residing at 5th Floor, Block A, Adwalpalkar Shelters, Caranzalem , Panaji-Goa . 2) **Sachin Anand Naik**, son of Anand Krishna Naik. Age: 46 Years , Residing at A/T/27,Kamat Arcade, St. Inez ,Caranzalem Goa. PAN card No: ACSPA7891D , Aadhar Card No: 482783394329, email id: Navelcarinfratech@yahoo.in, Tel no: 9822125979 3) **Prasad Prakash Bhandare** , son of Prakash Bhandare , aged 32 years residing at House No.43 , Vasant Niwas, St. Pedro, Ribander-Goa , havng PAN card number: AMDPB2480Q , Aadhar card number: 412871178811 . emal id: pbandare@gmail.com , mobile number: 9673251351) Shri. Shashank Madhav Naik, aged 55 years, son of Late Shri Madhav Vaikunt Naik Chodankar also known as Shri Madhav Vaikunt Naik, Occupation Business, residing at Flat no 2, 6th floor, Sapana Seamist Caranzalim, Goa, 403002 , holding Pan card no.AAJPN7457R , AadhaarCard No.601520303121, Email ID: shashank801@yahoo.com, Telephone No. 7709809916 (hereinafter



[Signature]

[Signature]

[Signature]

[Signature]

referred to as the "PURCHASER/DEVELOPERS" (which expression shall include their heirs, successors, representatives and assigns) of the **SECOND PART**.

All Indian Nationals.

WHEREAS THE Owner/Vendors at Sr. No. A. 1 to Sr. No 9 above is herein represented by their Power of Attorney the Owner/Vendor at Sr. No. 9 a duly constituted vide Power of Attorney dated 31st August 2018, executed before the Notary Shri Mr. Lalit Doshi under Sr. No. 4461/2018 at Fort- Mumbai, India.



WHEREAS there exists a Plot admeasuring 3650.00 sq mtrs bearing survey number 188/6 of Village Candolim forming part of the Larger property identified as 'MOLLOY' OR 'ARADDY' ,situated at Candolim within the limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa , hereinafter referred to as the **SAID PROPERTY, described in detail in schedule I hereunder written.**

WHEREAS by various deed of gifts the OWNER/ VENDORS have gifted a portion admeasuring 1031 sq mtrs. to the various tenants and sold 408 sq meters separately to a buyer for which sale deed has been executed.

Whereas Owner/Vendors have reserved a road admeasuring 150 sq mtrs as a vehicular access to the properties bearing survey numbers:188/6, 188/7, 188/9.

Whereas the Owners/ Vendors have constituted PURCHASER/DEVELOPER to develop the property admeasuring 2211 sq mtrs out of the property admeasuring 3650 sq mtrs bearing survey No. 188/6 of is more particularly described in detail in

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Schedule I hereunder written and annexed herein is the Plan delineated in red, hereinafter collectively referred to as "THE SAID PLOT."

WHEREAS the Owners/Vendors have now approached the Purchaser/Developer with an offer to enter into a Memorandum of Understanding (MOU) with the Purchaser/Developer for the SAID PLOT Plot admeasuring 2211.00 sqmts surveyed under no.188/6 admeasuring 3650.00 Sqmts and at the offer of the Owners/Vendors, the Purchaser/Developer does hereby agree to remunerate the SAID PLOT for carrying out development in the same, for a total consideration of Rs.3,62,35,000/-(Rupees Three Crores Sixty two Lakhs thirty five thousand only).which is the Fair market value of the SAID PLOT .

Accordingly, the Parties hereto have agreed on the terms and conditions set out in detailed hereunder.

NOW THEREFORE, THIS MOU WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1.-That in pursuance of the above and in consideration of the amount of Rs.3,62,35,000/-(Rupees Three Crores Sixty two Lakhs thirty five thousand only) out of which TDS as applicable will be deducted in due course of time as per the stages of payment and the payment is agreed to be paid as under:-

,the list of payment Schedule to each co-owner is annexed herewith as Schedule III.

2.-Upon the execution of this MOU, the Purchaser/Developer shall be entitled to put up a hoarding on the said plot displaying the elevation



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(c) The Owners/Vendors & Purchaser/ Developers hereby unanimously authorize Mr. Shashank Madhav Naik to represent them for execution of agreements for sale with prospective buyers and represent ,admit and present before the sub registrar or any other Government offices and to sign all applications, plans, Deed of Rectifications, to appoint Architects and to do other acts, deeds and things so as to obtain necessary permission from the Competent Authority under the Provisions of the prevailing relevant laws for the development of the SAID PLOT and also to approach the Town and Country Planning Act, and /Or Planning and Development Authority , Health Department , Forest Department, Village Panchayat of Candolim or any other department for obtaining approval of the building plans and commencement, occupation and completion Certificate and Occupancy Certificate for the proposed buildings.



5.- The Purchasers/Developers shall be entitled to construct a building in the SAID PLOT in accordance with the plans to be sanctioned by the Village Panchayat of Candolim and sell the Flats/Units in the said building on what is known as "Ownership basis" and for that purpose execute Agreement for Sale on such terms and conditions as the Purchasers/Developers may deem fit and receive consideration thereof without any without any interference from the Owners/Vendors.

6.-The Owners/Vendors do hereby state and declare that:-

(i) That the said PLOT is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition .

(ii) That there are no encumbrances of whatsoever nature over the said PLOT by way of mortgage charges, and/or liens and the name of the predecessor-in-title of the Owners/Vendors.

Shashank

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Pf Bladen

Shashank

(iii)- That the Owners/Vendors are the sole and universal exclusive owners of the said PLOT and that they have and hold absolute, valid and marketable title to the said PLOT.

(iv)- That no other person has a right of ownership or any other rights in the said PLOT or any part thereof.

(v)- That there are no acquisition or requisition proceedings in respect of the said PLOT or any part thereof nor are there any notification affecting the SAID PLOT in any manner.

(vi)- That there is no litigation or proceedings whatsoever pending in any Court of Law in respect of the said PLOTS.

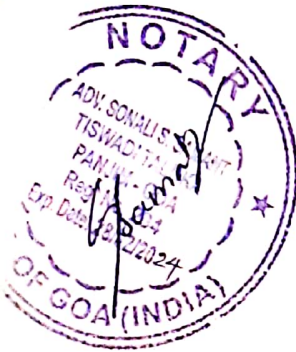
(vii)- The said PLOT are not the subject matter of any attachment before Judgement or in execution of any decree or any other Court attachments or any other Court decrees or orders.

(viii)- That the said PLOT agreed to be developed by Purchaser/Developer is free from any encumbrances or charges whatsoever and the Owners/Vendors have full and absolute authority to sell the same to the Purchaser/Developer.

(ix)- That the Owners/Vendors have not entered into any other Agreement/s or arrangement with any other person in respect of the said PLOT and that they have also not incurred or done any acts by which they have in any manner suffered any liability or are precluded from entering into the present MOU with the Purchaser/Developer.

(x) That there are no tenants and/or Mundkars having any rights or claims over the said PLOT.

7.- It is expressly understood by and between the parties to this MOU that time is essence of this MOU and that Purchaser/ Developer shall commence the construction activity on site by month of November 2019 and complete the project within a span of sixty



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[Signature]

[Signature]

months from the date of grant of construction license with a grace period of six months and further of which could be granted by mutual understanding of the involved parties. In the event of the Owners/ Vendors not getting paid fully in stipulated time frame due to the delay of project completion, the received payments shall remain unaffected and the extension for payments as per stages will be decided mutually as per the extension granted by the Owners/Vendors .

8.- In the event of any dispute concerning the terms of this MOU the Parties hereto agree to refer the matter to an Arbitrator under the Provisions of Arbitration and conciliation Act.

9.- Possession of the SAID PLOT is not delivered to the Purchaser/ Developer on this day of signing this MOU.

10.- All out of pocket expenses of and incidental to this MOU and transactions pursuant thereto execution of Deed of Conveyance and other assurance in respect thereof including stamp duty and Registration charges if any shall be borne and paid by the Purchaser/Developer .

SCHEDULE-I

(Description of the SAID property)

All that a Plot admeasuring 2211.00 sq mtrs bearing survey number 188/6 of Village Candolim forming part of the Larger

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property identified as 'MOLLOY' OR 'ARADDY' admeasuring 3650 square mtrs. ,situated at Candolim within the limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, district North Goa, in the State of Goa which property is described in the land registration office under no. 16527 of Book B-43 but not enrolled in the Taluka Revenue Office.

Under:-

Towards the North :- Public Road.

Towards the South:- By Survey no. 188/6(Part)

Towards the East:- By Survey no. 203

Towards the West:- by Plot no. 188/5A.



SCHEDULE II

Payments:-

[Signature]

[Signature]

[Signature]

[Signature] 4

Sr.no.	STAGES	PERCENTAGE	AMOUNT in Rs.	MONTH OF PAYMENT
1	COMPLETION OF PLINTH	10	36,23,500/-	MARCH 2020
2	COMPLETION OF 1 ST SLAB	10	36,23,500/-	AUGUST 2020
3	COMPLETION OF 2 ND SLAB	10	36,23,500/-	NOVEMBER 2020
4	COMPLETION OF 3 RD SLAB	10	36,23,500/-	MARCH 2021
5	COMPLETION OF 4 TH SLAB	10	36,23,500/-	JULY 2021
6	COMPLETION OF MASONRY	10	36,23,500/-	DECEMBER 2021
7	COMPLETION OF PLASTER	10	36,23,500/-	APRIL 2022
8*	COMPLETION OF TILING	10	36,23,500/-	JULY 2022
9	ON OBTAINING OCCUPANCY	10	36,23,500/-	SEPTEMBER 2022
10	ON POSSESSION	10	36,23,500/-	DECEMBER 2022
	TOTAL in Rs.		3,62,35,000/-	



*TDS @ 10% will be deducted from every payment made.

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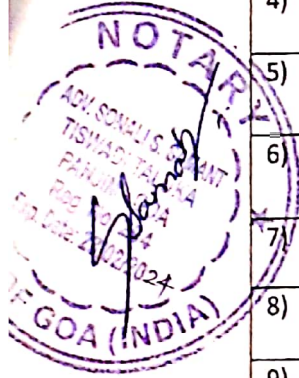
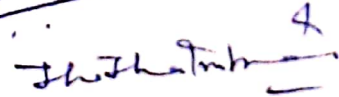
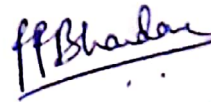
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BREAKUP OF TOTAL INDIVIDUAL CONSIDERATION TO THE OWNERS/VENDORS :

OWNER/ VENDORS :	Amount in Rupees:
1) RAMAKANT VAIKUNT NAIK	RS. 90,58,750/-
2) SUBHASHINI RAMAKANT NAIK	RS.90,58,750/-
3) SUDHA MADHAV NAIK	RS.31,17,500/-
4) MADHAVI SHASHANK NAIK	RS. 25,00,000/-
5) RAJEEV MADHAV NAIK	RS. 25,00,000/-
6) MANJUSHRI RAJEEV NAIK	RS. 25,00,000/-
7) SANJEEV MADHAV NAIK	RS. 25,00,000/-
8) SHILPA SANJEEV NAIK	RS. 25,00,000/-
9) SHASHANK MADHAV NAIK	RS. 25,00,000/-
TOTAL :	Rs. 3,62,35,000/-

*TDS @ 10% will be deducted from every payment made.



IN WITNESS WHEREOF the Parties hereto have set their hands on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED)

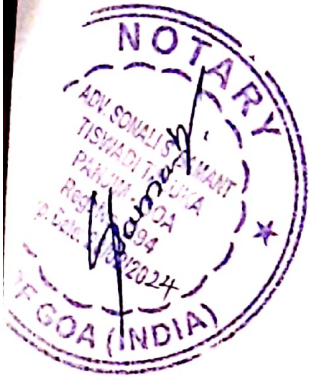
By the Party of the) Owners/Vendors

Mr. Shashank Madhav Naik

Self & POA Sr. A. 1 to Sr. No .9



Shashank Naik



Shashank Naik

Mr. Shashank Madhav Naik



For Owners/Vendors

SIGNED AND DELIVERED)

By the Party of the

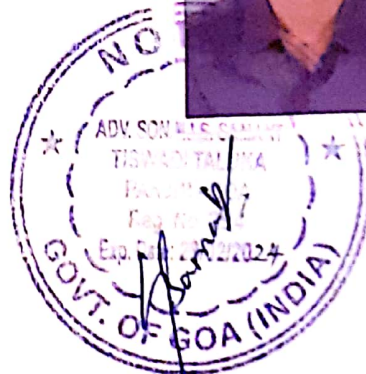
Purchaser/Developer



Anant Navelcar

Anant Navelcar

1) Mr. Anant Yeshwant Navelcar



Anant Navelcar

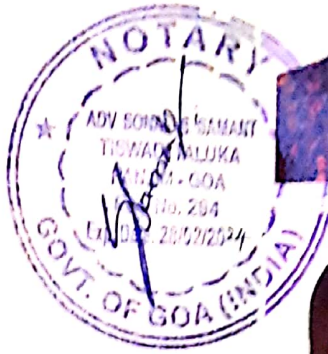
Anant Navelcar

Anant Navelcar

Anant Navelcar

2) Mr. Sachin Anand Naik

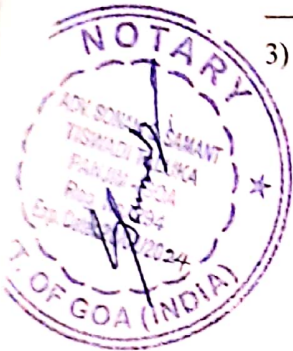
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3) Mr. Prasad Prakash Bhandare

[Signature]



[Signature]

4) Mr. Shashank Madhav Naik

[Signature]



[Signature]

Presence of witnesses

1. Abhot Parcellan [Signature]

2. Karishma Kunkalikeri [Signature]

[Signature]

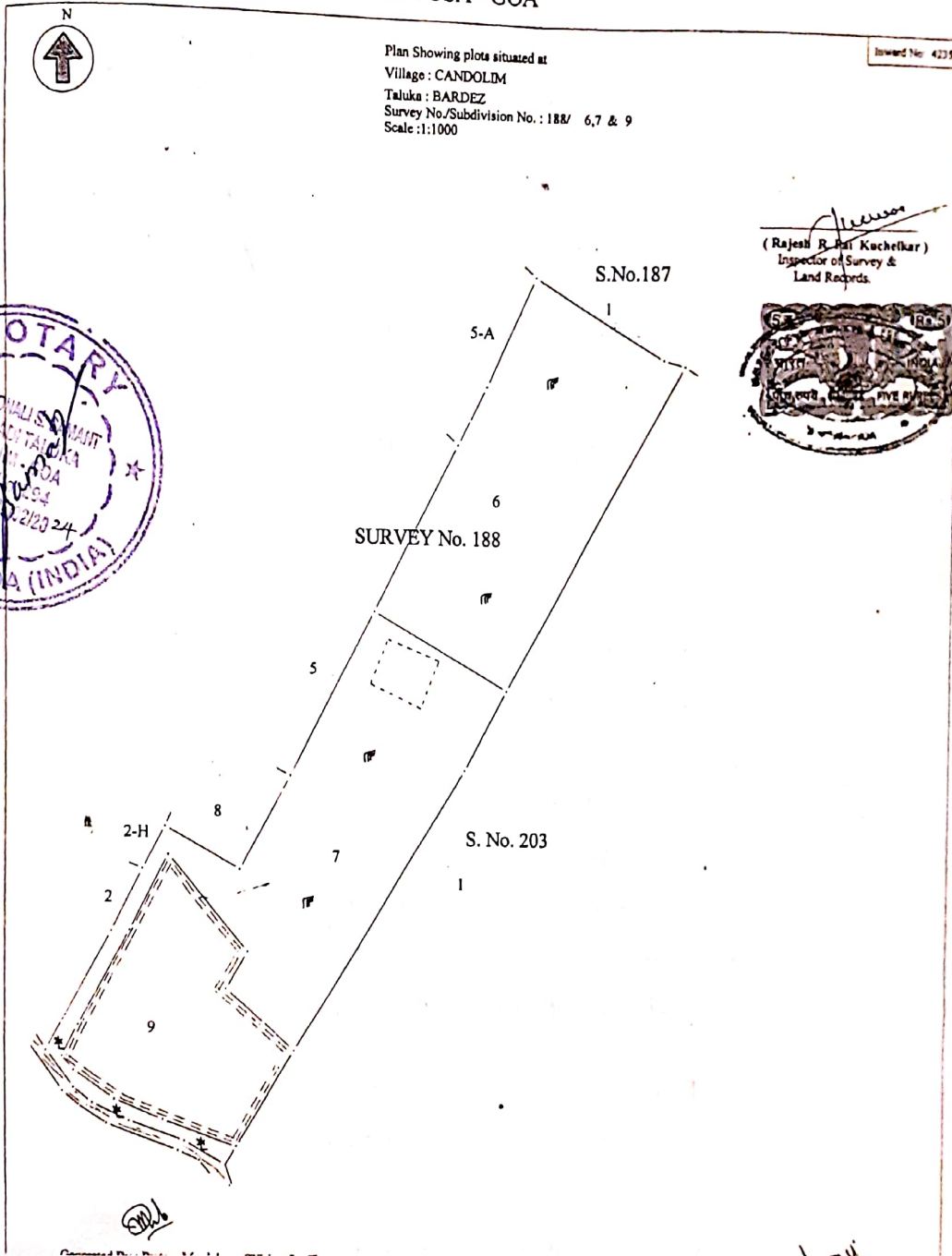
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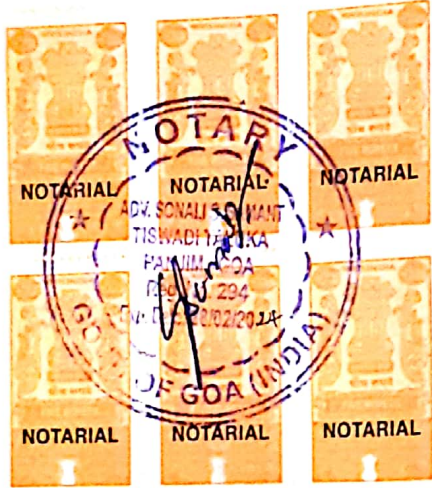
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA



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Omair

PP Sharda



I hereby attest the signature of
Mr. Shashank Madhav Naik r/o
Flat no. 2, 6th floor, Sapana Sea Mist Caranzalem
Goa
who appeared and signed before me *

Reg. No. 207/2019

Date: 18/09/2019

Mrs. Sonali S. Samant
Advocate & Notary
Tiswadi Taluka
Panjim - Goa 403001
Reg. No. 204

* Mr. Shashank Madhav Naik for Self and as POA holder for

- 1) Mrs. Sudhabai Madhav Naik chodankar
 - 2) Mr. Ramakant Vaikunt Naik chodankar
 - 3) Mrs. Subhashini Ramakant Naik
 - 4) Mr. Rajeev Madhav Naik
 - 5) Mrs. Manjushree Rajeev Naik
 - 6) Mr. Sanjeev Madhav Naik
 - 7) Mrs. Shilpa Sanjeev Naik
- All residents of D-10, Saraswati colony, Sitaladevi Temple Road, Mahim, Mumbai - 16.

8) Mrs. Madhavi Shashank Naik r/o Sapana Sea Mist, Caranzalem
Goa.

APRASA LIFESPACES LLP, represented by

- 1) Mr. Anant Yeshwant Navelkar r/o Adwalpatkar shelters, Caranzalem
Goa.
- 2) Mr. Sachin Anand Naik r/o Kamal Arcade - Caranzalem - Goa
- 3) Mr. Prasad Prakash Bhandare r/o Vasant Niwas - Ribander - Goa.
- 4) Mr. Shashank Madhav Naik r/o Sapana Sea Mist - Caranzalem - Goa.

Annexed : Photocopies of Aadhaar cards

Photocopy of POA dated 31st August 2018.



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

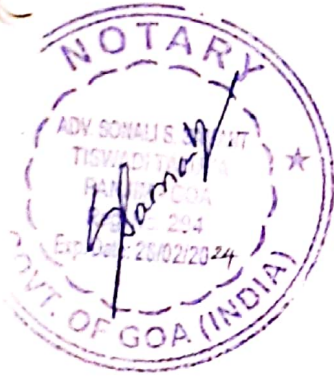
नादविण्याचा प्रमाण / Enrollment No 1177/70071/00105

To
शशांक माधव नाईक
Shashank Madhav Naik
D/10, saraswat colony
sitaladevi temple road
behind sitaladevi mandir mahim
Mumbai
Mahim Mumbai Mumbai
Maharashtra 400016
7387090709

Ref 256 / 17B / 407480 / 408134 / 17



SH198683159DF



आपला आधार क्रमांक / Your Aadhaar No. :
6015 2030 3121

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



शशांक माधव नाईक
Shashank Madhav Naik
जन्म वर्ष / Year of Birth 1964
पुरुष / Male



6015 2030 3121

आधार - सामान्य माणसाचा अधिकार
Shashank Naik



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2076/12348/00325

To
Anant Navelkar
S/O: Yeshwant Navelkar
H.No. 172/4, Vishal Building, Second Floor
St. Inez(PT)
Panaji
Panaji
North Goa Goa - 403001
9822157677

Download Date: 29/09/2017

Generation Date: 11/09/2017

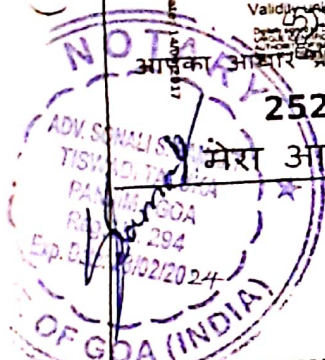
Validity: unknown



आपका आधार प्रमाणक / Your Aadhaar No. :

2527 2001 8185

मेरा आधार, मेरी पहचान



Anant Navelkar
Date of Birth/DOB: 23/06/1976
Male/ MALE



2527 2001 8185

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Yeshwant Navelkar, H.No.
172/4, Vishal Building, Second
Floor, St. Inez(PT), Panaji, North
Goa,
Goa - 403001

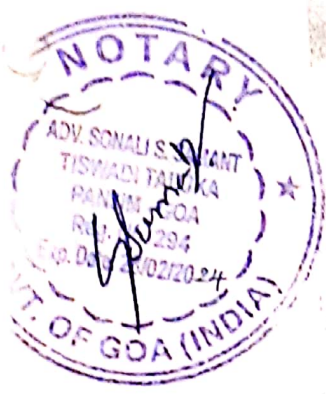
2527 2001 8185

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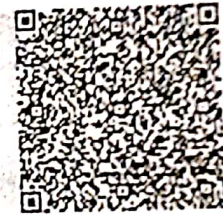


भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1110/00144/69449



To
Sachin Anand Nalk Madkalkar
S/O: Anand K. Nalk
A/T/27, Kamal Arcade
Sl. Inoz
Caranzalem,
Caranzalem,
Tiswadi North Goa
Goa 403002
9822125979
19995698 25/06/2013
MN199956980FT





आपका आधार क्रमांक / Your Aadhaar No. :

4927 8339 4329

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India
Sachin Anand Nalk Madkalkar
Year of Birth: 1973
Male



Handwritten signature



भारत सरकार
Unique Identification Authority of India

Enrolment No.: 1118/00134/21198

To
Prasad Prakash Bhandare
S/O: Prakash Vasant Bhandare
H.No. 43, Vasant Niwas
Panelim, St. Pedro
Opp. Light House
Ribandar
North Goa Goa - 403006
9673251351

Download Date: 30/10/2017



आपका आधार क्रमांक / Your Aadhaar No. :

4128 7117 8811

मेरा आधार, मेरी पहचान



Prasad Prakash Bhandare
Date of Birth/DOB: 02/09/1986
Male/ MALE



4128 7117 8811

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address:

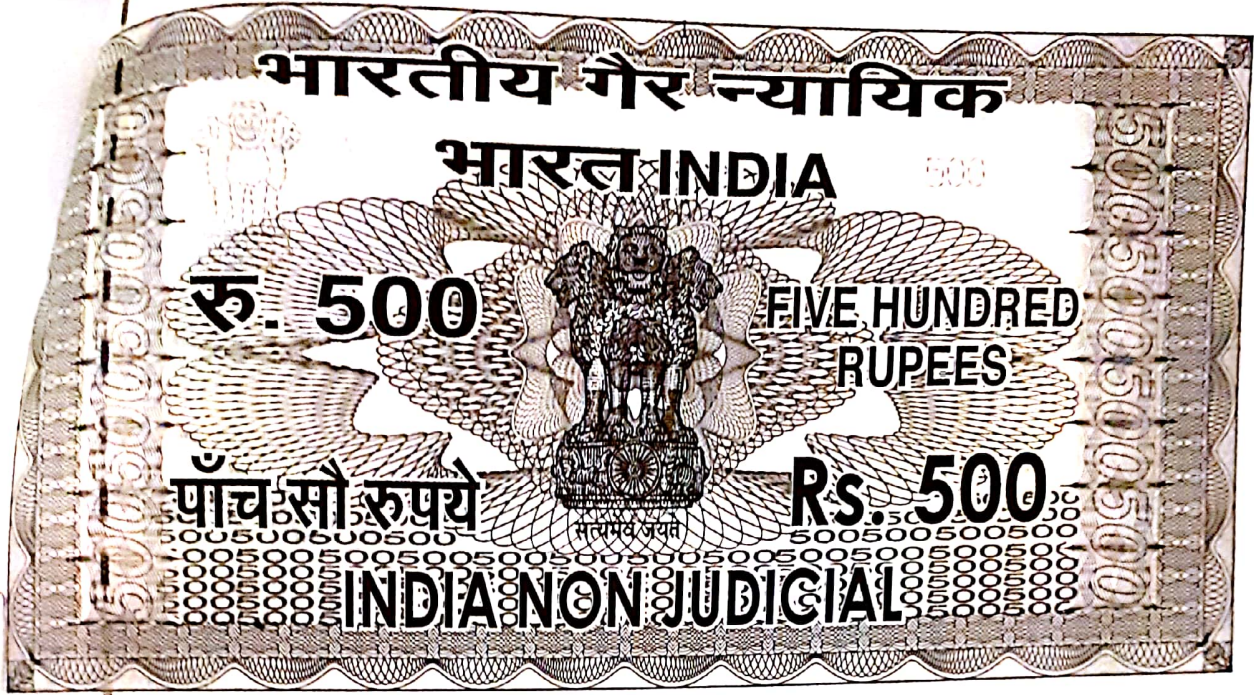
S/O: Prakash Vasant Bhandare,
H.No. 43, Vasant Niwas, Panelim, St.
Pedro, Opp. Light House, Ribandar,
North Goa,
Goa - 403006

4128 7117 8811

Prasad Prakash Bhandare

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
नाम / Name APRASA LIFESPACES LLP	ABLFA0382K	
निगमन/गठन की तारीख Date of Incorporation / Formation	30/01/2018	19022018

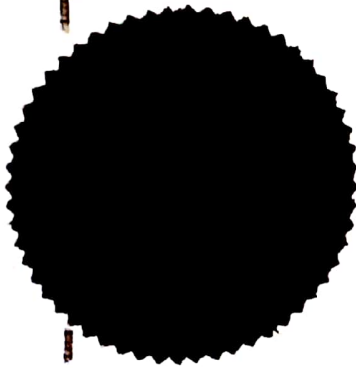




महाराष्ट्र MAHARASHTRA

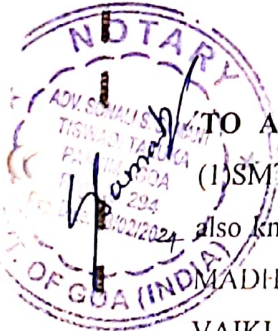
2018

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मू.वि.क. ८००००९६
24 AUG-2018
सक्षम अधिकारी

GENERAL POWER OF ATTORNEY श्री. सुमेध सु. लोखंडे



TO ALL TO WHOM THESE PRESENTS SHALL COME WE
(1) SMT. SUDHABAI MADHAV NAIK CHODANKAR age 79 years,
also known as SMT. SUDHABAI MADHAV NAIK, widow of the late
MADHAV VAIKUNT NAIK CHODANKAR also known as MADHAV
VAIKUNT NAIK, occupation housewife and residing at Flat No.D-10,
Saraswat Colony, Mahim, Mumbai 400 016, (2) RAMAKANT
VAIKUNT NAIK CHODANKAR also known as SHRI RAMAKANT
VAIKUNT NAIK, occupation retired, age 80 years, residing at D/4,
Saraswat Colony, Sitaladevi Temple Road, Mahim, Mumbai 400016

S.M.N R.M. ORN Jm
Rovile M.R.N



INDEMNITY BOND

31 AUG 2018

/Annexure-1

फक्त प्रतिज्ञापनासाठी / Only for Affidavit

१) मुद्रांक चिकीट संवत्सही अनु. क्रमांक/दिनांक

(Serial No /Date)

२) मुद्रांक विकत घेणाऱ्याचे नांव व स्थिती/पत्ता

(Stamp Purchaser's Name/Pl. residence & Signature)

३) परवानाधारक मुद्रांक विकत घेतलेला मुद्रांक

संख्या व मुद्रांक विकत घेतलेला दिनांक/पत्ता

मुद्रांक विकत घेतलेला ठिकाण/पत्ता:

मोठा वार अयोध्यापूर, भाकर बिल्डींग, २रा मज्हा, सपाना सीमिस्ट कारान्जलम, गोवा

मोठा प्रेसिडेन्टियल कॉम्प्लेक्स, ए. के. रोड, वी. ए. रोड, सपाना सीमिस्ट कारान्जलम, गोवा

शाश्वतीय कार्यालय/पत्ता: सपाना सीमिस्ट कारान्जलम, गोवा

करपोलीस मुद्रांक क्रमांक: ०१/०३/२००८ (२००८) व ०२/०३/२००८ (२००८)

मुद्रांक विकत घेतलेला दिनांक: २९/०८/२०१८

Reemakom Vaidya
Prash Chodankar
M. L. N.

P. L. N.

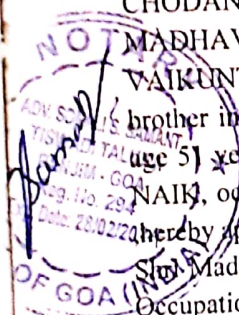
(3) MRS. MADHAVI SHASHANK NAIK, occupation housewife age 47 years, wife of the SHASHANK MADHAV NAIK, residing at Flat no 2, 6th Floor, Sapana Seamist Caranzalem, Goa, 403002 (4) RAJEEV MADHAV NAIK, occupation service, age 53 years, son of late MADHAV VAIKUNT NAIK CHODANKAR also known as MADHAV VAIKUNT NAIK, (5) MRS. MANJUSHRI RAJEEV NAIK, occupation housewife, age 51 years, wife of the said Rajeev Madhav Naik, both residing at Flat No.D-10, Saraswat Colony, Mahim, Mumbai 400 016, (6) SANJEEV MADHAV NAIK, occupation service, age 47 years, son of the late MADHAV VAIKUNT NAIK CHODANKAR also known as MADHAV VAIKUNT NAIK, (7) MRS.SHILPA SANJEEV NAIK, occupation housewife, age 46 years, wife of the said Sanjeev Madhav Naik, both residing at D/10, Saraswat Colony, Sittladevi Temple Road, Mahim, Mumbai 400 016, (8) SMT.SUBHASHINI RAMAKANT NAIK



S. M. N *RMN SAN*
Rm M. R. N *RMN*

2018
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CHODANKAR also known as MADHAV VAIKUNT NAIK, (7) MRS.SHILPA SANJEEV NAIK, occupation housewife, age 46 years, wife of the said Sanjeev Madhav Naik, both residing at D/10, Saraswat Colony, Sitladevi Temple Road, Mahim, Mumbai 400 016, (8) SMT.SUBHASHINI RAMAKANT NAIK CHODANKAR also known as SMT. SUBHASHINI RAMAKANT NAIK, occupation housewife, aged 79 years, wife of Ramakant Vaikunt Naik, residing at Flat No.D-4, Saraswat Colony, Mahim, Mumbai 400 016 do hereby appoint, constitute and nominate the acceptor in relation of executants as, son of (1) SMT.SUDHABAI MADHAV NAIK CHODANKAR age 79 years, also known as SMT. SUDHABAI MADHAV NAIK, widow of the late MADHAV VAIKUNT NAIK CHODANKAR also known as MADHAV VAIKUNT NAIK, nephew of (2) RAMAKANT VAIKUNT NAIK CHODANKAR also known as SHRI RAMAKANT VAIKUNT NAIK,(8) SMT.SUBHASHINI RAMAKANT NAIK CHODANKAR also known as SMT. SUBHASHINI RAMAKANT NAIK , husband of (3) MRS. MADHAVI SHASHANK NAIK, occupation housewife age 47 years, wife of the SHASHANK MADHAV NAIK , brother of (4) RAJEEV MADHAV NAIK, occupation service, age 53 years, son of late MADHAV VAIKUNT NAIK CHODANKAR also known as MADHAV VAIKUNT NAIK, (6) SANJEEV MADHAV NAIK, occupation service, age 47 years,son of the late MADHAV VAIKUNT NAIK CHODANKAR also known as MADHAV VAIKUNT NAIK, and brother in law of (5) MRS. MANJUSHRI RAJEEV NAIK, occupation housewife, age 51 years, wife of the said Rajeev Madhav Naik, ,(7) MRS.SHILPA SANJEEV NAIK, occupation housewife, age 46 years, wife of the said Sanjeev Madhav Naik hereby appoint **SHRI SHASHANK MADHAV NAIK**, aged 54 years , son of Late Shri Madhav Vaikunt Naik Chodankar also known as Shri Madhav Vaikunt Naik , Occupation Business, residing at Flat no 2, 6th Floor, Sapana Seamist Caranzalem, Goa, 403002 as our true and lawful attorney to act for us and on our behalf to do all or any of the following acts, deeds and things or matter concerning all our share in the property /Plots of Property identified as 'MOLLOY' OR 'ARADDY' , situated at Candolim within the limits of Village Panchayat Candolim, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa which property is described in the land registration office under no.16527 of Book B-43 but not enrolled in the Taluka Revenue Office and surveyed under no.188/6,188/7,188/9 and 188/11 of Village Candolim.



1. To sell or agree to sell all our share in the above properties/Plots/built-up units and for that purpose Sign and execute Memorandum Of Understanding, Agreement for sale, Joint Venture/Development Agreement, Agreement for construction and Sale, Deed of Sale, Deed of Gift Deed, Memorandum of Understanding,Deed of Mortgage,Deed of Partition, Deed of Rectification and/or Ratification if need and any other conveyance on our behalf.
2. To appear before the concerned Sub-Registrar and or Notary in the state of Goa and present the said documents for Registration and sign and execute the Memorandum Of Understanding ,Agreement for Sale, Joint Venture/Development Agreement , Agreement for construction and Sale, Deed of Sale,



R. Naik M.R.N. R. Naik Shri Shashi R. Naik L.R. Naik

Deed of Gift Deed, Memorandum of Understanding, Deed of Mortgage, Deed of Partition, Deed of Rectification and/or Ratification if need and any other conveyance on our behalf and admit the execution thereof before the concerned Authorities:-

3. To accept consideration amount towards the sale consideration and acknowledge the same and issue valid receipts thereof.

4. To deal and correspond with the concerned Village Panchayat/Corporation and/or Municipal Council and all its Departments and offices or any other offices, Talathi Revenue Authorities or any other Authority or Authorities in connection with or relating to or concerning the said properties/plots and in particular the following:-

(a) To apply for and obtain sanction of building plans to be sanctioned, with such alterations, additions as may be required.

(b) To apply and obtain permissions and licences from competent authorities for Construction, to produce documents, plans, Maps and any other paper and to renew such permission and /or Licences.

(c) To apply for and obtain the Occupancy certificate and/or completion Certificate in respect of the proposed Construction of Unit/Building.

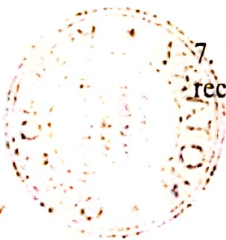
(d) To deal with the Assessment Department of the Village Panchayat/corporation and/or Municipal Council and to dispose of and deal with all matters in connection with the assessment of the said property/plots.

(e) For any of the properties/plots mentioned hereinabove to sign all applications, papers, affidavits undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the authorities concerned.

5. To deal and correspond with the electricity Department or any other bodies or authorities for obtaining electric connection for and/or in respect of the Construction of the proposed Built-up units on 'the said properties/plots' and for that purpose to sign all letters, applications, undertakings terms conditions, and other papers may from time to time be thought necessary or as may be required by the Authorities concerned.

6. To appoint Architects, structural Engineers, Consultants and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained.

7. To pay all the necessary deposits to all concerned authorities and other valid receipts thereof and also to apply for refund of deposits which may



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Mani

Mani

S. R. Nair

R. V. Nair

be paid in respect of the said property/plots and to sign receipts for the same.

8. To apply for conversion, apply for Sanad and/or give NOC for conversion and obtain conversion of the said properties for non agricultural use under the provisions of the Land Revenue Code, to produce documents and Maps, to sign and collect Sanad, to apply for an obtain approval of plans, to pass receipt, to conduct all its proceedings and to take part in such proceedings.

9. To survey, re-survey, demarcate and Partition the above said properties and to give NOC for the same to the Prospective Purchaser.

10. To represent us before any Government offices including Mamlatdar, Dy. Collector, Collector Municipal Council, Village Panchayat Offices, Director of Panchayat, Town and country planning department, Land Survey Department and its subordinate offices inquiry Offices and its subordinate offices, Police Station, Electricity Department, P.W.D., Forest Department, Health Department and any other Office of Government, semi Government or Non Government as well as before any Judicial Court, Civil Revenue or Criminal whether original or appellate and to defend before the same, all my interest.

11. To Apply for any sort of registration in any land Registration, offices or any documents and properties, as well as any endorsement and cancelations and transfer and enrolments in Revenue Registration (Matriz Predial), to produce documents for the said purpose.

12. To survey, Re-survey and demarcate the said property/plots.

13. To apply for mutation, to obtain NOC for additions, changes, cancellations and any other acts that may be required in the said survey records and City survey Department, to follow all its matters, to get done the same and to produce documents.

14. To amalgamate the said plots/properties and Sub-divide the same if and as need be.

15. To execute Agreement of Sale/Deed of Sale in respect of the built up premises/flats with the prospective Purchasers and for that purpose appear

S. M. N. *Ram Kumar Jha*
Pravara M. R. N. *J*



before the concerned Sub-Registrar, to sign, execute and admit execution of the Agreement for Sale/Deed of Sale and/or Deed of Rectification/ratification if need be.

16. To give NOC/Consent for mortgage to the prospective purchasers for the purpose of obtaining loan from any financial Institution and to execute Deed of Mortgage if need be.

17. To give notice to any person or persons for any purposes.

18. To pay all taxes, monies, amounts, charges, fees or any other amount and/or money to any Government Department and/or local authority revenue authorities and/or to any other person that may be payable in respect of the said immoveable properties in Goa after taking appropriate receipts of the same.

19. To file returns for Income Tax, to obtain refund from Income Tax to appear before Income Tax Authorities to represent, object and appeal to the Competent Income Tax Authorities.

20. To mortgage the said Flats to any bank and or any financial Institution and for that purpose to sign any applications, Forms or any documents required by the concerned authorities and complete all the formulated as may be required for that purpose.

21. And generally to do all such acts, deeds and things for effectively carrying out the purposes of this Power of Attorney And for the aforesaid purpose to sign, statements, affidavits, receipts, applications, petitions, forms, declarations even on oath, bonds and any other necessary papers as shall be required.

22. To draw a Deed of Succession and for that purpose appear before the Notary Public Ex- officio Sub Registrar/Special Notary in the State of Goa to produce all the necessary documents, to sign the books of the Notary and to obtain the certified copy of the Deed of Succession.

We hereby agree that all acts, matters, deeds and things lawfully done by our said attorney shall be construed as acts, matters, deeds and things



S.M.N *[Signature]*
Praveen M.R.N *[Signature]*

Execution
of

done by us and we undertake to ratify and confirm whatever our said attorney shall do or cause to be done by virtue of these presents.



IN WITNESS WHEREOF, we the said executants have executed this Power of Attorney at Mumbai on this 31st day of August 2018.

SIGNED SEALED AND DELIVERED)

By the withinnamed)

1) SMT.SUDHABAI MADHAV NAIK)
CHODANKAR also known as)
SMT.SUDHABAI MADHAV NAIK)

Sudh



2) SHRI. RAMAKANT VAIKUNT NAIK)
CHODANKAR also known as)
SHRI.RAMAKANT VAIKUNT NAIK)



R.v. Naik



3) MRS.MADHAVI SHASHANK NAIK)

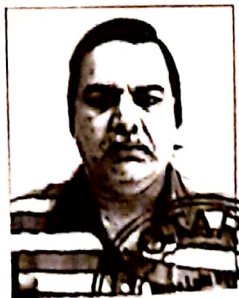


Madhavi Naik



4) MR.RAJEEV MADHAV NAIK)

Rajeev



5) MRS.MANJUSHIRI RAJEEV NAIK)



Mrs. M.R. Naik



4461
21.03.2018

Sanjeev

6) MR. SANJEEV MADHAV NAIK)



Shilpa

7) MRS. SHILPA SHANJEEV NAIK)



S. R. Naik

8) SMT. SUBHASHINI RAMAKANT NAIK)
CHODANKAR also known as)
SMT. SUBHASHINI RAMAKANT NAIK)



In the presence of:)

Identified by me:

Parag S. Pradhan

(PARAG S. PRADHAN)
Advocate, Mumbai.

Accepted by me:

Shri Shashank Madhav Naik

(SHRI SHASHANK MADHAV NAIK)



BEFORE ME,

Lalit Doshi

LALIT DOSHI,
Notary (Govt. of India)
314, Yusuf Building, Flora Fountain,
Fort, Mumbai 400 001.
Regd. No. 2528
St. No. 4461
D. 31-03-2018



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31.08

DATED THIS DAY OF AUGUST 2018

SMT.SUDHABAI MADHAV NAIK
CHODANKAR & ORS.

TO

SHRI SHASHANK MADHAV NAIK



GENERAL POWER OF ATTORNEY



MESSRS SUBHASH PRADHAN & CO.
ADVOCATES AND SOLICITORS