



गोवा GOA

634114



TYWEN XERUX, MARGO
Licence No. JUD/STP/5/2002/AL
AGUIAR, MARGAO
S. No. 5004 Date: 11/11/2021
Value of Stamp 1000/-
Name of Purchaser Yatin U. Phaldesai
Residence May
Purpose Transaction Party
Signature of Vendor
Signature of Stamp Purchaser

**IRREVOCABLE POWER
OF ATTORNEY**

...2/-

[Handwritten signatures]
Indrade
Alaine
Rane

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) Mr. JULIO PEDRO ANDRADE, son of Joaquim Filipe Andrade, aged 62 years, landlord, Holder of Pan No. [REDACTED] and Aadhaar No [REDACTED] AND MY WIFE, (2) Mrs. SEBASTIANA FERNANDES e ANDRADE, daughter of Pedro Santiago Fernandes, aged 62 years, housewife, Holder of Pan No. [REDACTED] and Aadhaar No. [REDACTED] (3) Mrs. ELAINE RASHA ANDRADE e RODRIGUES, daughter of Julio Pedro Andrade, aged 36 years, inservice, Holder of Pan No. [REDACTED] and Aadhaar No. [REDACTED] and (4) Ms. URANITA ANDRADE, daughter of Julio Pedro Andrade, aged 30 years, inservice, Holder of Pan No. [REDACTED] and Aadhaar No. [REDACTED] all of us Indian Nationals and resident at House No. 325, Ambaji, Margo, Salcete, SEND GREETINGS:

WHEREAS we have executed an Agreement for Sale and Development dated 22/10/2021, duly registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No.MGO-1-3383-2021 dated 28-Oct-2021 with Mr. Yatin Ulhas Phaldessai, Proprietor of Yash Constructions, having Office at B/203, Second Floor, Pereira Plaza, Opposite Hospicio Hospital, Margao, Salcete, Goa, agreeing to sell to him Sub-Divided Plot No.1, admeasuring 1148 sq.mts., of the property known as "VIRANCHEMBATA" alias "FATORDICHEM", situated at Margao City of Salcete

...3/-



[Handwritten signatures]
Andrade
Elaine
Uranita

Taluka which are described in the Land Registration Office of Salcete, under No. 39870 and 39875, of Book B-103, New Series and enrolled in the Land Revenue Office under Matriz No.2158, which Sub-Divided Plot No.1 is a distinct and independent property surveyed under Chalta No. 5 of P.T. Sheet No.36 of Margao City and pending the sale have agreed to permit Mr. Yatin Ulhas Phaldessai, to construct in the same, at his expense; the said Plot is hereinafter referred to as "THE SAID PLOT;

AND WHEREAS in terms of the said Agreement for Sale and Development dated 22/10/2021, we have agreed to execute an Irrevocable Power of Attorney in favour of Mr. Yatin Ulhas Phaldessai,;

NOW KNOWN YE ALL by these presents witness that We, (1) Mr. JULIO PEDRO ANDRADE, son of Joaquim Filipe Andrade, aged 62 years, landlord, Holder of Pan No. [REDACTED] and Aadhaar No. [REDACTED] AND MY WIFE, (2) Mrs. SEBASTIANA FERNANDES e ANDRADE, daughter of Pedro Santiago Fernandes, aged 62 years, housewife, Holder of Pan No. [REDACTED] and Aadhaar No. [REDACTED] (3) Mrs. ELAINE RASHA ANDRADE e RODRIGUES, daughter of Julio Pedro Andrade, aged 36 years, inservice, Holder of Pan No. [REDACTED] and Aadhaar No. [REDACTED] and (4) Ms. URANITA ANDRADE, daughter of Julio Pedro Andrade, aged 30 years,

...4/-



[Handwritten signatures and initials]
Andrade
Hare
[Signature]

inservice, Holder of Pan No. [REDACTED] and Aadhaar No. [REDACTED] all of us Indian Nationals and resident at House No. 325, Ambaji, Margo, Salcete, do hereby APPOINT Mr. YATIN ULHAS PHALDESSAI, Sole Proprietor of Yash Constructions, son of Ulhas D. Phaldessai, aged 42 years, Engineer, Holder of Pan Card bearing No. [REDACTED] and Aadhaar No. [REDACTED] resident at House No. S7, Classic Heritage, Behind B.P.S. Club, Pajifond, Margao, Salcete, Goa, as our ATTORNEY, in our names and on our behalf to do, perform and execute all and any of the following acts, deeds and things, in respect Sub-Divided Plot No.1, admeasuring 1148 sq.mts., surveyed under Chalta No. 5 of P.T. Sheet No.36 of Margao City namely:-

1. To appear and act for us and to represent us before the Town and Country Planning Department, Southern Planning and Development Authority, Margao, Offices, Municipalities, P.W.D. Department, Electricity Department, Forest Department, and before all Government and Semi Government Offices, and to do in the said offices all acts, matters and things which are required and necessary for the development of the said Plot above-mentioned and for obtaining the necessary permissions for construction of building/s in the said Plot, in either the personal name of the said Attorney or in the name of Yash Constructions.

...5/-



2. To obtain all permissions, licenses, no objection certificates, renewals, approvals, conversion of approvals, amalgamation, electricity connection, water connection, sewage connection and all other facilities, requirements and necessities for the purpose of development of the said Plot and pay fees and apply for no objection certificate/s.
3. To sign all applications, papers, forms, undertakings, plans, to swear affidavits on oath, to sign declaration, statement and all other papers and documents as required, to obtain conversion and all licences and/or permissions for the purpose of development of the said Plot and to carry out construction;
4. To approach the City Survey Office, Mamlatdar, District Inspector of Land Records, Collector of Land Records and other concerned Revenue Officers, and make all such applications, affidavits, undertakings that may be necessary and to appear before them on our behalf.
5. To prepare plans for development of the said Plot and to submit to all concerned authorities for obtaining approval to the same and to submit proposals from time to time for amendments of such buildings plans to the concerned authorities for obtaining approval for such amendments.

...6/-



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6. To enter upon the said Plot either alone or along with others for the purpose of commencing construction work on the said Plot and erecting structures thereon.

7. To appear and represent us before all the concerned authorities and parties as may be necessary in connection of the development of the said Plot.

8. To engage Architect/s, other consultants, Contractors, and other personal and workmen for carrying out the development of the said Plot and also constructing the buildings thereon and to pay their fees, salaries and/or wages.

9. To pay deposits to the concerned authorities as may be necessary for the purpose of carrying out the development works in the said Plot and construction of structures thereon and to claim refunds of such deposits and to give valid and effectual receipts for the same.

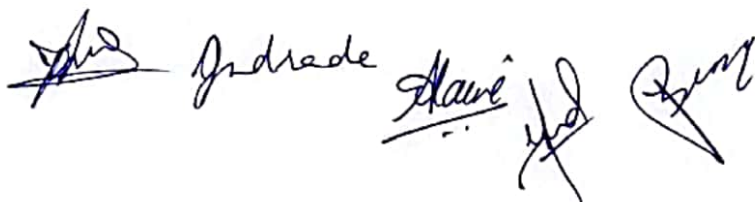
10. To apply from time to time for modification or revision of building/s plans in respect of the building/s to be constructed in the said Plot, and to obtain renewals when necessary.

11. To give necessary letters, writings and undertakings to any authorities, including fire brigade

...7/-



GOVERNMENT OF KARNATAKA
DEPARTMENT OF URBAN PLANNING
BANGALORE
17/11/11



[Signature] *[Signature]* *[Signature]*

department for occupying the said building and or obtaining necessary no objection certificate from the said authority in connection of the said building.

12. To do all other acts, deeds and things in respect of the said Plot, including to represent us before the concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining F.A.R./F.S.I. for the constructions proposed to be carried out in the said Plot and any other matter pertaining to the said Plot.

13. To lodge for registration Agreements for Sale or such other documents before the Sub-Registrar or any such other place and to admit the execution thereof before the said official.

14. To make applications to the concerned authorities for the purpose of getting buildings plans, and commencement certificate sanctioned and/or revalidated and to give such other application, writings, undertakings as may be required for the purpose of the development of the said Plot.

15. To apply for certificates, certified copies and copies of documents and plans from the respective department and offices, on payment of respective fees.

16. To rectify any mistake or errors occurring in the said applications.

...8/-



[Handwritten signatures and initials]
Gudrade
Khan
Ad
Rum

17. And for the aforesaid purposes, to sign applications, declarations, statements, affidavits, and any other documents, papers which may be required to be signed for the aforesaid purposes of development of the said Plot.

18. Generally to do all other acts, deeds and things such as may be necessary for the due and proper exercise of the powers hereby granted;

And we, do hereby agree and undertake that as part consideration towards Sale has been paid to us, this Power of Attorney is irrevocable and all and whatsoever our said Attorney may do in the lawful exercise of the powers hereby granted and shall be construed as having been done by us, and we do hereby agree and undertake to ratify and abide by the same.

IN WITNESS WHEREOF this Irrevocable Power of Attorney is made at Margao, Salcete, Goa, on this Eleventh day of November of the Year Two Thousand and Twenty One (11/11/2011), and we sign hereunder.

THE EXECUTANTS:



1.
(Mr. JULIO PEDRO
ANDRADE)

Adhaar No. [REDACTED] .9/-

Julio Pedro Andrade *Handwritten signature* *Handwritten signature*



1. *Yash*
 (MRS. SEBASTIANA
 FERNANDES e ANDRADE)
 Address No. [Redacted]

2. *Claine*
 (MRS. CLAINE RASHA
 ANDRADE e RODRIGUES)
 Address No. [Redacted]

3. *Uranita*
 (Ms. URANITA ANDRADE)
 Address No. [Redacted]

I ACCEPT:



(Mr. YATIN ULHAS PHALDESSAI
 Proprietor of Yash Constructions)

DL No: GA0819990077144

NOEL PARRAS D'CRUZ
 NOTARY
 REG. NO. 361
 (INDIA)

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 (INDIA)

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 REG. NO. 361
 (INDIA)

NOEL PARRAS D'CRUZ
 NOTARY
 REG. NO. 361
 (INDIA)

EXECUTED BEFORE ME WHICH LATTERS.

NOEL PARRAS D'CRUZ
 NOTARY
 Balceta Taluka (Reg. No. 361)
 STATE OF GOA, INDIA)
 9326863757 / 422686557
 Reg. No. 361
 Date: 11/11/2021