भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

गोवा GOA

Serial No. 481 Place of Vendor MARGAO Date 18/4/2023 748195

Value of Stamp Paper 1000/-

Name of Purchaser: Ashok Sunderdas Dasani

Residence:.....Name of Father:.....

Purpose:..... Transacting Parties } .....

As there is no one single paper for the value of Rs. 1000/- Additional stamp papers for the completion of the value are attached along with

Stamp Vendor's Sign.
Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

NOTARY
REGD. No. 13/96
JOSE JOSEPH RODRIGUES
MARGAO JUDICIAL DIVISION
SENIORITY
EXPIRATION 9/10/2024
GOVT. OF GOA (INDIA)

GENERAL IRREVOCABLE POWER OF ATTORNEY

For VAASTU DEVLOPERS

Partner

KNOWN ALL MEN BY THESE PRESENTS I, MR. ASHOK SUNDERDAS DASANI, son of Sunderdas Dasani, aged 60 years, holder of **PAN Card No.**)Pand **AADHAAR Card No.** , married,Indian National, residing at27, Old Mani Bhuvan, Prarthana Samaj Road, Opp. Hanuman Cross Road No.1, Vile Parle (East), Mumbai - 400 057 (hereinafter referred to as the **OWNER**) declare as under:

I, am the absolute owner in exclusive, lawful and physical possession of an immovable property known by the name "**AGALLY**", situated in the Ward Agalli of Fatorda, totally admeasuring an area of **6,056 sq. mts.**, located within the limits of the Margao Municipal Council, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, surveyed under Chalta No. 3 of P.T Sheet No 58 of Margao City Survey.

The aforesaid property bearing Chalta No. 3 of P.T Sheet No 58 of Margao City Survey, is hereinafter referred to as the **SAID PROPERTY** and is more particularly described with its present boundaries in the **SCHEDULE** hereunder written.

That **I** being desirous of developing the **SAID PROPERTY**, have entered into an Agreement of Sale and Development dated with **VAASTU DEVLOPERS** (hereinafter referred to as the**DEVELOPER**), duly registered with the Sub-Registrar of Salcete, Taluka Salcete, Margao, under No. MGO-1-1640-2023 recorded in Book I Document, CD No. - dated 18/4/23 (hereinafter referred to as the **AGREEMENT**). The said **DEVELOPER**is a partnership firm registered under Indian

For VAASTU DEVLOPERS
Partner

Partnership Act, 1932, Holder of **PAN Card No.**), having its registered office at 105, 1st Floor, Gulab Pushpa CHS Ltd., Malaviya Road, Vile Parle (East), Mumbai - 400 057, represented by its only two Partners, namely, **(1)MR. NISHAD PANDURANG SATAM**,son of Shri Pandurang Daulatrao Satam, **53 years** of age, married, businessman, Indian National, holder of **PAN Card No.** Q and **AADHAAR Card No.** ....., residing at 105, 1st Floor, Gulab Pushpa CHS Ltd., Malaviya Road, Vile Parle (East), Mumbai - 400 057and **(2) MR. PARIKSHEET RAMKRISHNA DANDEKAR, s/o** Ramkrishna Govind Dandekar, aged about 43 years, married, businessman, Indian National, holder of **PAN Card No. PAN-**) and **AADHAAR Card No.** residing at Pushpahas, Mahim Road Near Sharda Hospital Palghar , District Palghar Maharashtra - 401404.

That the **SAID PROPERTY** is intended to be developed under a Scheme of Development or Project known by the name **"VAASTU AASHISH"** (hereinafter referred to as the **Scheme of Development**) comprising of a mixed-use residential-cum-commercial complex.

That in terms of Clause (21)(f) of the **AGREEMENT**, I do hereby execute this Irrevocable Power of Attorney in favour of both the aforesaid partners of the **DEVELOPER**, namely, **(1)MR. NISHAD PANDURANG SATAM**,son of Shri Pandurang Daulatrao Satam, **53 years** of age, married, businessman, Indian National, holder of **PAN Card No.** and **AADHAAR Card No.** residing at 105, 1st Floor, Gulab Pushpa CHS Ltd., Malaviya Road, Vile Parle (East), Mumbai - 400 057and**(2) MR. PARIKSHEET RAMKRISHNA DANDEKAR, s/o** Ramkrishna Govind Dandekar, aged about 43 years, married,

For VAASTU DEVLOPERS

Partner

businessman, Indian National, holder of **PAN Card No. PAN-** **} and AADHAAR Card No.** residing at Pushpahas, Mahim Road Near Sharda Hospital Palghar , District Palghar Maharashtra - 401404, as my true and lawful Attorneys' to jointly/severally act on my behalf to do the following acts, concerning the **SAID PROPERTY**:

1. To sell or transfer or convey all my rights, title and interest in the premises allotted to the**DEVELOPER**(hereinafter referred to as the **DEVELOPER'S PREMISES**) and the amenities attached thereto under the **Scheme of Development** and all my undivided share in the **SAID PROPERTY**proportionate to the **DEVELOPER'S PREMISES,**
2. For the aforesaid purpose, sign and execute any Letter of Intent (LOI), Memorandum of Understanding, Agreement of Sale/Agreement of Sale and Development, Deed of Sale, Approved Ownership Agreements under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the RERA), to present the same for registration under the Indian Registration Act, 1908 and appear before the Sub-Registrar of Salcete, Margao, Goa and obtain any other approval of any other statutory authority/body appointed for the said purpose by the Government of India/Goa in relation thereto and admit execution thereof and get the same registered by signing all the requisite documents.
3. To cancel or repudiate the aforesaid Letter of Intent (LOI), Memorandum of Understanding, Agreement of Sale/Agreement of Sale and Development, Deed of Sale, Approved Ownership Agreements under RERA entered into with the prospective buyer/s in respect of the **DEVELOPER'S PREMISES** and the amenities attached to

For VAASTU DEVLOPERS

Partner

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it by executing Deed of Cancellation, present the same for registration before the Sub- Registrar of Salcete, Margao, Goa, and admit execution thereof and get the same registered by signing all the requisite documents.

4. To amend, modify, alter or change any terms of the Letter of Intent (LOI), Memorandum of Understanding, Agreement of Sale/Agreement of Sale and Development, Deed of Sale, **Approved Ownership Agreements**entered into with the prospective buyer/s in respect of the **DEVELOPER'S PREMISES** and the amenities attached to it, to rectify mistakes, errors and to ratify any acts in relation thereto by executing any Deed of Rectification, Deed of Ratification, Deed of Addendum/Corrigendum and any other deed, to present the same for registration before the Sub- Registrar of Salcete, Margao, Goa and admit execution thereof and get the same registered by signing all the requisite documents.

5. If need be, to take all possible and necessary legal measures to rectify any defect in my title to the **SAID PROPERTY**and to perfect the same by adhering to proper legal documentation so as to confer a clear, legal and marketable title of the **SAID PROPERTY**upon the **DEVELOPER** and in relation thereto apply for any sort of documents including the land registration records, revenue records, permissions/licenses obtained by me and any other documents available at the Office of the Sub-Registrar of Salcete, Margao, Goa, Directorate of Archives, Directorate of Settlement and Land Survey, Town and Country Planning Department/Planning and Development Authority (P.D.A), Municipal Corporation/Body, Forest Department and any other statutory body/authority in relation thereto.

For VAASTU DEVLOPERS

Partner

6. To obtain registration of the **Scheme of Development** under Section 3 of the RERA and in relation thereto to sign and execute any Affidavits, Declarations cum Undertaking, correspondence and all other assurances and documents of any kind whatsoever which I myself could have done for the completion of the said registration in relation to the **DEVELOPER'S PREMISES** to be developed and constructed on the **SAID PROPERTY**and the amenities attached thereto.
7. To commence, carry out and complete and/or cause to be commenced and completedconstruction work at the entire cost of the **DEVELOPER**on the **SAID PROPERTY**in accordance with the sanctioned plans, approvals, permissions, licences and specifications including renewals thereof and so far as any such construction work is concerned, to see that all applicable rules and regulations, which are made under the Town and Country Planning Act, 1974, Goa Land Revenue Code, 1968, Goa (Regulation of Land Development and Building Construction) Act, 2008 and its Regulations, 2010 and any other statute applicable thereto and the amendments in relation to the said statutes, are strictly adhered to.
8. To enter upon the **SAID PROPERTY**at any time, erect/fix board, put the barbed wire fencing or construct a compound wall on the **SAID PROPERTY**or any portion thereof as per demarcation thereof, to make all payments for getting the work done and to give licenses to the authorized agents of the **DEVELOPER** in relation to the same and for the development and construction of the **Scheme of Development** and to remove any encroachments existing in the **SAID PROPERTY** by following due process of law i.e. by taking all legal

For VAASTU DEVLOPERS

Partner

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measures by making appropriate applications before the statutory authorities/bodies for removal or demolition of any illegal structures constructed/erected on the **SAID PROPERTY** by the trespassers.

9. To make and prepare and/or cause to be made and prepared at the entire cost of the **DEVELOPER**, all such layouts, sub-divisions, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my duly Constituted Attorneys for the purpose of the development and construction of the **Scheme of Development**.

10. To submit the aforesaid layouts, sub-divisions, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessaryto Town and Country Planning Department, Planning and Development Authority, and/or any other statutory authority/body and/or Local Bodies for procuring the requisite sanction of the said development and construction and to have the same sanctioned and to apply for revalidating the plans that may have been already passed and/or sanctioned and/or otherwise howsoever to get the same approved and to make all necessary applications in relation thereto and to represent me before the Town and Country Planning Department, Planning and Development Authority (P.D.A) or Municipal Corporation/Body or other public authorities or any other statutory authority/body in relation all the matters connected with the development and construction of the **Scheme of Development** and to make such agreements and arrive at such arrangements as may be conclusive to such development and construction.

For VAASTU DEVLOPERS

Partner

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11. To engage the services of any Architects, Engineers, Consultants, Supervisors, Workmen, Advocates or any person as may be necessary or advisable at the discretion of my duly Constituted Attorneys for the purpose of development and construction of the **Scheme of Developmentand** all other matters connected thereto on such terms and conditions and to pay necessary fees and remuneration to them as my said Attorneys may deem fit.
12. To make necessary applications for water, sewerage and electric connections and for permission to cut or relocate the trees existing in the **SAID PROPERTY** and to obtain necessary permissions/licenses in relation thereto and to do all acts to lay the water, sewerage and electric connections.
13. To advertise, market and promote the **Scheme of Development** through multimedia to invite expression of interest from prospective buyers.
14. To apply for and obtain any permission/conversion in relation to the change of use of the **SAID PROPERTY**under Section 32 of the Goa Land Revenue Code, 1968 for the use of the **SAID PROPERTY**and other relevant permissions in connection thereto under the Town and Country Planning Act, 1974 for such purpose i.e. for the purpose of development and construction work and any other works and for the said purpose to appear and represent us before the Collector, Deputy Collector, Mamlatdar, Inspector of Settlement and Land Records, Talathi, Directorate of Settlement and Land Records, Town and Country Planning Department, Planning and Development Authority (P.D.A) and/or any Revenue Authority and Municipal Corporation/Body any other statutory authority/body and to sign or make any

For VAASTU DEVLOPERS

Partner

Affidavits, Declarations or other documents as may be necessary or requisite from time to time and further to do all such acts, as may be required from time to time and further to all such other acts as may be required to be done in relation thereto.

15. To sign and execute all documents pertaining to the formation, registration and membership of the **Entity/Organization** as mentioned in Clause (22) of the **AGREEMENT** and all other documents and writings, including the bye-laws, and the rules and regulations thereof and sign, execute and register, deed(s) of conveyance, in respect of the transfer of all my rights, title and interests in the **DEVELOPER'S PREMISES** and the amenities attached to it developed and constructed on the **SAID PROPERTY**and all my undivided share/right in the **SAID PROPERTY**proportionate to the **DEVELOPER'S PREMISES** developed and constructed on the **SAID PROPERTY**and the amenities attached to it, in favour of the **Entity/Organization** in terms of the provisions of the **AGREEMENT** and to present the said deeds for registration before the Sub- Registrar of Salcete, Margao, Goa, and admit execution thereof and get the same registered by signing all the requisite documents.

16. To carry on any correspondence with the PWD Department, Health Department, Electricity Department, Town and Country Planning Department, Planning and Development Authority and Municipal Corporation/Body or with any other concerned Public Bodies or authorities and to prepare, sign and execute papers, applications and documents including Affidavits, Plaints, Petitions, Declarations, usual Indemnity and usual Undertakings etc., as may be required for the purpose of procuring all

For VAASTU DEVLOPERS

Partner

necessary permissions, NOC's or sanctions for the development and construction of the **Scheme of Development.**

17. To commence, file and prosecute any action, petitions, appeals, suits or other proceedings at law against any person or persons in respect of any of the matters or things relating to the **SAID PROPERTY** and to appear and defend any actions, suits or other proceedings, commenced or to be commenced against me or whereunto I shall be party and relating to the **SAID PROPERTY**. For the aforesaid purpose, to declare, sign, affirm, verify, swear, submit all claims, suits/plaints, applications, written statements, writ petitions, affidavits, declarations, letters and other related documents in my names in relation to the **SAID PROPERTY**, to depose and to appear before the competent Courts including Civil Courts, High Court, Mamlatdar, Collector, Tribunals, having jurisdiction to hear any such suit, applications and other such proceedings relating thereto and to compromise, refer to arbitration, mediation, compound, withdraw or amicably settle such proceedings/matters in my name and to discontinue or become non-suited in any such action, suit, appeal or any other proceedings, to submit to the judgment or prefer appeal/s against any Order, Judgment and Decree of any such Court, to do all such acts that may be necessary to be done to protect and safeguard the interest of the **DEVELOPER** in relation to the **SAID PROPERTY.**

18. In case the **SAID PROPERTY** or any part thereof is notified for acquisition or requisition or reservation or road widening under the **Right to Fair Compensation and Transparency in *Land Acquisition*, Rehabilitation and**

For VAASTU DEVLOPERS

Partner

Resettlement ***Act*****, 2013,** to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent us in any Court and before all Magistrates, Judges, Judicial Officers and other authorities and Tribunals whatsoever as my duly Constituted Attorneys shall think advisable and to commence and continue any suit, petitions, actions or any other proceedings in any Court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.

19. In relation to the above and in my name, appoint Advocates, pleaders or any other legal practitioners, to produce documents and evidence, to make any sort of statements and affidavits, to sign Vakalatnama or any other documents in relation to such appointment, to apply for refund of Court Fees and stamp duty, or accept service of any summons, notice or writs issued by any Court or Officers, to give notices, to apply for inspections and to inspect any Judicial Record, to apply for copies and certificates, to deposit and withdraw moneys.

20. To ask for and apply and to collect the refund and /or return of the deposits, security fees and other amounts, if any paid to any public authority/body and/or other authorities concerned for getting the plans sanctioned for the development and construction of the **Scheme of**

For VAASTU DEVLOPERS

Partner

Development. My duly Constituted Attorneys shall be entitled to transfer the aforesaid amount and deposits to any person or persons.

21. To make on my behalf, appropriate applications to the competent statutory authorities/bodies including Mamlatdar, Dy. Collector, Collector, Municipal Corporation/Body, Town and Country Planning Department, Planning and Development Authority, Directorate of Settlement and Land Records, Inquiry Offices, Police station, Electricity Department, P.W.D., Forest Department, Health Department and any other Offices of Government, Semi-Government or Non-Government as well as including the Municipal Corporation/Body, for obtaining valid permissions/approvals/clearances/licenses/ permits and for any other purpose or renewal thereof as may be necessary under any Central or State Act, Rules, Regulations or Bye-laws, for the development and construction of the **Scheme of Development** and in connection thereof, submit the requisite construction plans/revised construction plans for such permissions/approvals/clearances/licenses/ permits/ renewals and upon completion of the same, apply for and obtain the Technical Clearance Order, NOC, Completion Certificate, Occupancy Certificate any other permission/order including that pertaining to infrastructure in respect of the development and construction of the **Scheme of Development** from the said authorities and pay such stipulated fees as prescribed by the said authorities in connection thereto.

22. To pay, in my name, all expenses, taxes or charges to any Government Offices including Mamlatdar, Dy. Collector,

For VAASTU DEVLOPERS

Partner

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Collector, , Municipal Corporation/Body, Town and Country Planning Department, Planning and Development Authority, Directorate of Settlement and Land Records, Sub-Registrar, Electricity Department, P.W.D., Forest Department, Health Department and any other Offices of Government, Semi-Government or Non-Government, which may be due or which may hereafter become due or payable in relation to the "**SAID PLOTS**".

23. To adjust, settle, compromise or submit to arbitration any accounts, claims and demands in respect of the **SAID PROPERTY**whatsoever which now are or hereafter may be pending or in such manner and in all respects as my duly Constituted Attorneys shall think fit.

24. To mortgage all my rights, title and interest in the **DEVELOPER'S PREMISES** to be developed and constructed on the **SAID PROPERTY**or any part thereof in favour of any bank(s) or other financial institutions as a collateral security in such a manner as my duly Constituted Attorneys think fit and proper for obtaining a loan or any other credit facility by my said Attorneys and also to execute necessary deeds of mortgage whether by way of simple mortgage, mortgage by deposit of title deeds/Equitable mortgage or otherwise howsoever, to present the same for registration under the Indian Registration Act, 1908 and appear before the Sub-Registrar of Salcete, Margao, Goa and obtain any other approval of any other statutory authority/body appointed for the said purpose by the Government of India/Goa in relation thereto and admit execution thereof and get the same registered by signing all the requisite documents including anyaffidavits, indemnity bonds or other relevant

For VAASTU DEVLOPERS

Partner

documents for creation of mortgage or charge on the **SAID PROPERTY**, as my said Attorneys think fit.

25. To accept and/or take delivery on behalf of my behalf, of all correspondence and/or communication addressed to me including registered letters and notices pertaining to the aforementioned matters connected with the**SAID PROPERTY** and the **Scheme of Development**.
26. To do all such other acts, deeds and things, incidental, allied including signing any Affidavits, Declarations cum Undertaking cum Indemnity and any other document necessary for the effectual discharge of the powers hereinabove conferred in the best interest of the **Scheme of Development**.
27. Generally, to do all other acts, deeds, matters and things whatsoever in and about the **SAID PROPERTY** and the **Scheme of Development** and the affairs relating thereto as effectually as I myself could personally do.
28. To sub-delegate the powers contained herein and appoint from time to time or generally such person or persons as my duly Constituted Attorneys may think fit as their substitute or substitutes to do, execute and perform all or any of such matters and things as aforesaid and my duly Constituted Attorneys shall be entitled to appoint such substitute or substitutes with such powers as my said attorneys may think fit and proper.
29. I, do hereby declare that this Power of Attorney shall be binding on me and valid even in respect of any person/s, who may be inducted as partner/s of the **DEVELOPER** or in the event the ownership, management and control of the **DEVELOPER** is ceded or transferred to to a third party/entity, this Power of Attorney shall not be revoked by me under any circumstances or on any grounds

For VAASTU DEVLOPERS

Partner

whatsoever and it shall remain irrevocable till the allotment and sale of the **DEVELOPER'S PREMISES** developed and constructed on the **SAID PROPERTY** by the **DEVELOPER** to prospective buyers/purchasers. In the case of such induction and transfer of such ownership, management and control of the **DEVELOPER**, I as the Executant shall execute an additional Power of Attorney with such powers as in this Power of Attorney, in favour of such inducted partner or the subsequent transferee.

30. I hereby agree at all times to ratify and confirm whatever my Constituted Attorneys or the attorney/s appointed by them, shall lawfully do or cause to be done in or about the **Scheme of Development** in pursuance of the powers conferred hereinabove and even in case of my demise, my heirs/successors shall remain bound to reconstitute this Power of Attorney with such powers as stated in this Power of Attorney in favour of the **DEVELOPER** or its permitted assignee or any of its inducted partner or its subsequent transferee.

31. The postal addresses and the email addresses of myself and the **DEVELOPER** are the registered addresses for the purpose of service of any notice and the photographs of the present executant and the partners of the **DEVELOPER**, are annexed herewith and all correspondence/s including notice/s sent by email to us and the **DEVELOPER** shall be considered as legally valid and binding on the parties hereto. Any change in the postal addresses and the email addresses of myself and the **DEVELOPER** shall be notified in writing to the parties hereto.

For VAASTU DEVLOPERS

Partner

AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted, I hereby declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities heretofore given by me to said attorneys or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions pertaining to the development and construction of the Scheme of Development in the SAID PROPERTY and to transfer of all my rights, title and interest in the premises allotted to the DEVELOPER (hereinafter referred to as the DEVELOPER'S PREMISES) and the amenities attached thereto under the Scheme of Development.

For the purpose of registration of the stamp duty, the SAID PREMISES allotted to the OWNERS are valued at Rs. [redacted] (RUPEES THREE CRORES ELEVEN LAKHS [illegible] FIFTY THOUSAND ONLY) i.e. Rs [redacted] Lakhs Fifty One Thousand Only) plus an area of 1246.00 Sq. Mtrs built up area allotted to the OWNER, accordingly, the requisite Stamp duty calculated at the rate of 3 % amounting to Rs. [redacted]/-.

AND I hereby for myself and my heirs, executors and administrators do agree and undertake to allow, ratify and confirm all and whatsoever my duly Constituted Attorneys or any substitute or substitutes acting under them shall do or cause to be done by virtue of these presents.

For VAASTU DEVLOPERS

Partner

AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted, I hereby declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities heretofore given by me to said attorneys or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions pertaining to the development and construction of the **Scheme of Development** in the **SAID PROPERTY** and to transfer of all my rights, title and interest in the premises allotted to the **DEVELOPER** (hereinafter referred to as the **DEVELOPER'S PREMISES**) and the amenities attached thereto under the **Scheme of Development**.

For the purpose of registration of the stamp duty, the SAID PREMISES allotted to the OWNERS are valued at Rs. 00/- (RUPEES T D FIFTY THOUSAND ONLY) i.e. **Rs. 1 khs Fifty One Thousand Only) plus** an area of 1246.00 Sq. Mtrs built up area allotted to the **OWNER**, accordingly, the requisite Stamp duty calculated at the rate of 3 % amounting to Rs. 9,72,100/-.

AND I hereby for myself and my heirs, executors and administrators do agree and undertake to allow, ratify and confirm all and whatsoever my duly Constituted Attorneys or any substitute or substitutes acting under them shall do or cause to be done by virtue of these presents.

For VAASTU DEVLOPERS

Partner

SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

An immovable property known by the name "**AGALLY**", totally admeasuring an area of 6,056 sq.mts., situated in the Ward Agalli of Fatorda, within the limits of the Margao Municipal Council, Taluka and Registration Sub-District of Salcete, District of South-Goa, State of Goa, surveyed under Chalta No. 3 of P.T. Sheet No 58 of Margao City Survey and bounded as follows:

East:	by the Road,
West:	by the property bearing Chalta No. 8 of P.T. Sheet No 58 of Margao City Survey,
North:	by the Road and
South:	by the property bearing Chalta No. 6 of P.T. Sheet No 58 of Margao City Survey.

SCHEDULE II

SHARE ALLOTTED TO THE OWNER

Rs. 12,51,000/- (Rupees Twelve Lakhs Fifty One Thousand Only) plus an area of 1246.00 Sq. Mtrs built up area allotted to the OWNER constructed on the SAID PROPERTY described in the SCHEDULE I herein above

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the ..... day of ....., **2023.**

For VAASTU DEVLOPERS

Partner

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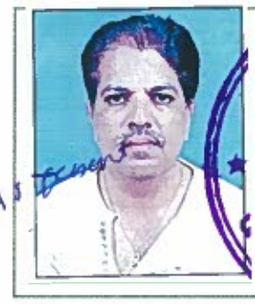
SIGNED, EXECUTED AND
DELIVERED BY THE WITHIN
NAMED THE EXECUTANT



NOTARY
REGD. NO. 38/95
JOSE JOEY RODRIGUES
MARGAO JUDICIAL
SENIOR DIVISION
EXPDATE: 1/10/2024
GOVT. OF GOA (INDIA)

OF GOA (INDIA)

A Dasani

MR. ASHOK SUNDERDAS DASANI

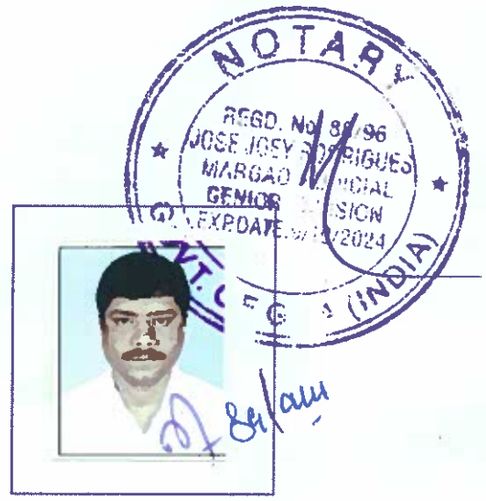
	L.H.F.P.	R.H.F.P
1.		
2.		
3.		
4.		
5.		

ACCEPTED BY THE PARTNERS OF

VAASTU DEVLOPERS.

For VAASTU DEVLOPERS

Partner



1. MR. NISHAD PANDURANG SATAM.

	L.H.F.P.	R.H.F.P
1.		
2.		
3.		
4.		
5.		

For VAASTU DEVLOPERS

Partner

2. **MR. PARIKSHEET RAMKRISHNA DANDEKAR**

	L.H.F.P.	R.H.F.P
1.		
2.		
3.		
4.		
5.		

WITNESSES:

1._____

NAME: Mr. Zameer Ahmad Nazang

ADDRESS H.No - EWS - 403, Near Maruti Temple Housing Board colony. Rumdamol Dawoslim. Navelim South Goa

AADHAR CARD 3870 4115 9816

2._____

NAME: Mr. Abdul Kadir Shaik.

ADDRESS H.No. 166, Behind Raviraj Hotel chinchal wada. Salcete. Margao. South Goa.

AADHAR CARD 7650 8416 1822.

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NOTARY JOSE JOEY RODRIGUES MARGAO GOVT. OF GOA (INDIA)

EXECUTED BEFORE ME WHICH I ATTEST

JOSE JOEY RODRIGUES
NOTARY
MARGAO
STATE OF GOA (INDIA)
Reg. No. 2896/04/2023
Date 18/04/2023

NOTA
REGD. No.
JOSE JOE
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Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Salcete

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 18-Apr-2023 11:32:51

Date of Receipt: 18-Apr-2023

Receipt No : 2023-24/2/232

Serial No. of the Document : 2023-MGO-1666

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **NISHAD PANDURANG SATAM** for Registration of above Document in Book-1 for the year 2023

Registration Fee	:	E-Challan(Online fee)	• Challan Number : 202300228835 • CIN Number : CPACPEOCQ6	2218530
Processing Fee	:	E-Challan(Online fee)	• Challan Number : 202300228835 • CIN Number : CPACPEOCQ6	2580
Total Paid	:	(Rupees		One Hundred And Ten only)

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **18-Apr-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2722/40057/40144

To
Ashok Sunderdas Dasani
27,Old Mani Bhuvan
Prathana Samaj Road
Opp. Hanuman Cross Road No.1,
Vile-Parle East
Mumbai
Mumbai Maharashtra - 400057
9820020944

A 1 [illegible]

OTA
ESD No. 88/96
JOHN RODRIGUES
ESAD JUDICIAL
MOR DIVISION
DATE [illegible]/10/2024
OF GOA (INDIA)

आपका आधार

aar No. :

V

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

Issue Date: 24/01/2013

Ashok Sunderdas Dasani
Date of Birth/DOB: 13/06/1958
Male/ MALE

VI 33

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- **आधार** देश भर में मान्य है।
- **आधार** कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- **आधार** में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- **आधार** को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- **Aadhaar** is valid throughout the country.
- **Aadhaar** helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in **Aadhaar**.
- Carry Aadhaar in your smart phone – use **mAadhaar** App.

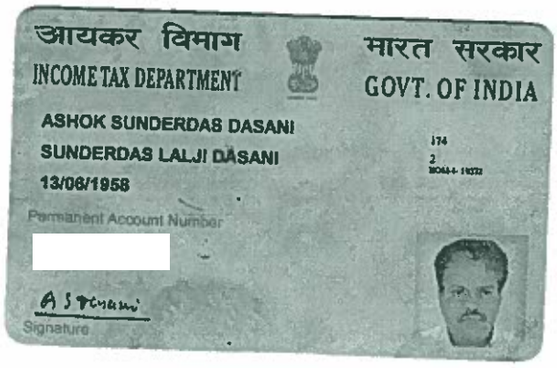
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Download Date: 21/01/2023

Address:
27,Old Mani Bhuvan, Prathana Samaj Road,
Opp. Hanuman Cross Road No.1,, Vile-Parle
East, Mumbai, Mumbai,
Maharashtra - 400057

1947 | help@uidai.gov.in | www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHOK SUNDERDAS DASANI
SUNDERDAS LALJI DASANI
13/06/1958

Permanent Account Number

Signature

A S Dasani

A S Dasani

GOA (INDIA)

NOTA
REGD. No.
JOSE JOR
MARS
REHC
UPDATE
GOVT. OF G

सत्यमेव जयते
भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक:/ Enrolment No. 0206/39606/20776

To
निषाद पांडुरंग साटम
Nishad Pandurang Satam
S/O Pandurang Daolatrao Satam
105, 1st Floor, Gulab Pushp CHSL
Malviya Road
Vileparle (East)
Near Utkarsh Mandal
Mumbai
Vileparle (East)
Mumbai Maharashtra - 400057
9167007109

Download Date: 23/10/2017 Generation Date: 20/05/20

Validity unknown

आपला आधार क्रमांक / Your Aadhaar No. :

माझे आधार, माझी ओळख

भारत सरकार
Government of India

निषाद पांडुरंग साटम
Nishad Pandurang Satam
जन्म तारीख/DOB: 08/06/1969
पुरुष/ MALE

माझे आधार, माझी ओळख

Government of India

AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

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

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Address:
S/O Pandurang Daolatrao Satam, 105, 1st Floor, Gulab Pushp CHSL, Malviya Road, Near Utkarsh Mandal, Vileparle (East), Mumbai, Mumbai, Maharashtra - 400057

पत्ता:
S/O पांडुरंग दौलतराव साटम, 105, 1 फ्लोर, गुलाब पुष्प सीएचएसएल, मालविया रोड, उत्कर्ष मंडळ जवळ, विलेपार्ले (ईस्ट), मुंबई, मुंबई, महाराष्ट्र - 400057

help@uidai.gov.in www.uidai.gov.in

For VAASTU DEVLOPERS

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NISHAD SATAM

PANDURANG DAOLATRAO SATAM

08/06/1969

Permanent Account Number

Signature

GOA (INDIA)

For VAASTU DEVLOPERS

Partner

Pariksheet AADHAR (1964x2740x16M jpeg)

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक / Enrollment No : 0658/00414/00429

To
परीक्षित रामकृष्ण टाडेकर
Pariksheet Ramkrishna Dandekar
S/O Ramkrishna Govind Dandekar
Pushpahas Mahim Road
Near Sharda Hospital
Palghar West
Thane
Maharashtra 401404
9823364332

19/08/2011

155703289

UA002067075IN

आपला आधार क्रमांक / Your Aadhaar No. :

माझे आधार, माझी ओळख

भारत सरकार
Government of India

परीक्षित रामकृष्ण टाडेकर
Pariksheet Ramkrishna Dandekar
जन्म तारीख / DOB : 25/11/1978
पुरुष / MALE

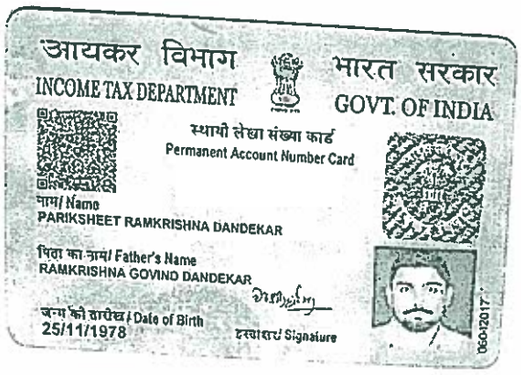
8

माझे आधार, माझी ओळख

GOA (INDIA)

For VAASTU DEVLOPERS

Partner


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
नाम/ Name
PARIKSHEET RAMKRISHNA DANDEKAR
पिता का नाम/ Father's Name
RAMKRISHNA GOVIND DANDEKAR
जन्म की तारीख / Date of Birth
25/11/1978
हस्ताक्षर/ Signature

For VAASTU DEVLOPERS

Partner

GOA (INDIA)

For VAASTU DEVLOPERS

Partner

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1118/00116/16363

To
Abdul Kadir Shaik
S/O: Amir Shaik
H.No. 166
Behind Raviraj Hotel Chinchal Wada
Salcete
Margao
Salcete South Goa
Goa 403601

16/11/2012

19986493

MN199864930FT

आपका आधार क्रमांक / Your Aadhaar No. :

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

Abdul Kadir Shaik
Year of Birth : 1978
Male

2

आधार - आम आदमी का अधिकार

GOA (INDIA)

NOT
REGD. №
JOSE
MARGAO
SENIOR
EXPDATE:
GOVT. OF

भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1118/00043/18605

To
Zameer Ahmad Narangi
S/O Iqbal Ahmad Narangi
House No-EWS-403
Near Maruti Temple Housing Board
Colony.Rumdamol Davorlim
Navelim South Goa
Goa 403707
9923044525

06/03/2012

17471025

UG174710257IN

आपका आधार क्रमांक / Your Aadhaar No. :

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Zameer Ahmad Narangi
Year of Birth : 1981
Male

16

आधार — आम आदमी का अधिकार

South Goa Planning & Development Authority SGPDA

4th Floor, D Wing, City Commercial Arcade, Next S.G.P.D.A. Market Complex, Margao - Goa. Ph: 2731781 / 2714495

Ref. SGPDA/ ZON-143 / 791 / 22-23 Date: 16/09/2022

LAND USE/ZONING INFORMATION

The zoning of the property bearing Chalta No. 3 of P. T. Sheet No. 58 of **Margao** Town of Salcete Taluka, admeasuring **6056.00 m2** is **Partly Settlement S-1 zone** (F.A.R. **100**) and **Partly Commercial C-1** (F.A.R. **200**) as per ODP – 2028 Margao Planning Area.

- The property is affected by **15.00 mts** wide proposed road **Northern** side and **10.00 mts** wide proposed road on **Eastern** side as shown in ODP-2028 for Margao.
- This information is issued based on the application received on dated **22/08/2022** to be read with **Note** given below: -

This information is valid for **Three Years** from the date of issue of this letter or revision of the respective plan, whichever is earlier.

Processing fees **Rs.3,000/-** paid vide receipt No. **7253/73** dated **09.09.2022**.

(Sanjivani Gaunkar)
Planning D'Man Gr.I

(Vinod Kumar Chandra)
Member Secretary

To,
Mr. Ashok Dasani,
C/o Upendra Kamat,
G1, Amarvan,
Vidhyanagar, Margao – Goa.

Note:- The land use/zone information provided is as per ODP – 2028 Margao in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction, sub division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highway Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17A of the TCP Act.

The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the issuance of this certificate.

This land use/zonings information is issued on the request of the applicant.

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office Of Inspector Of Survey and Land Records

MARGAO-GOA

Inward No:CMAR19-22518

Plan Showing plots situated at

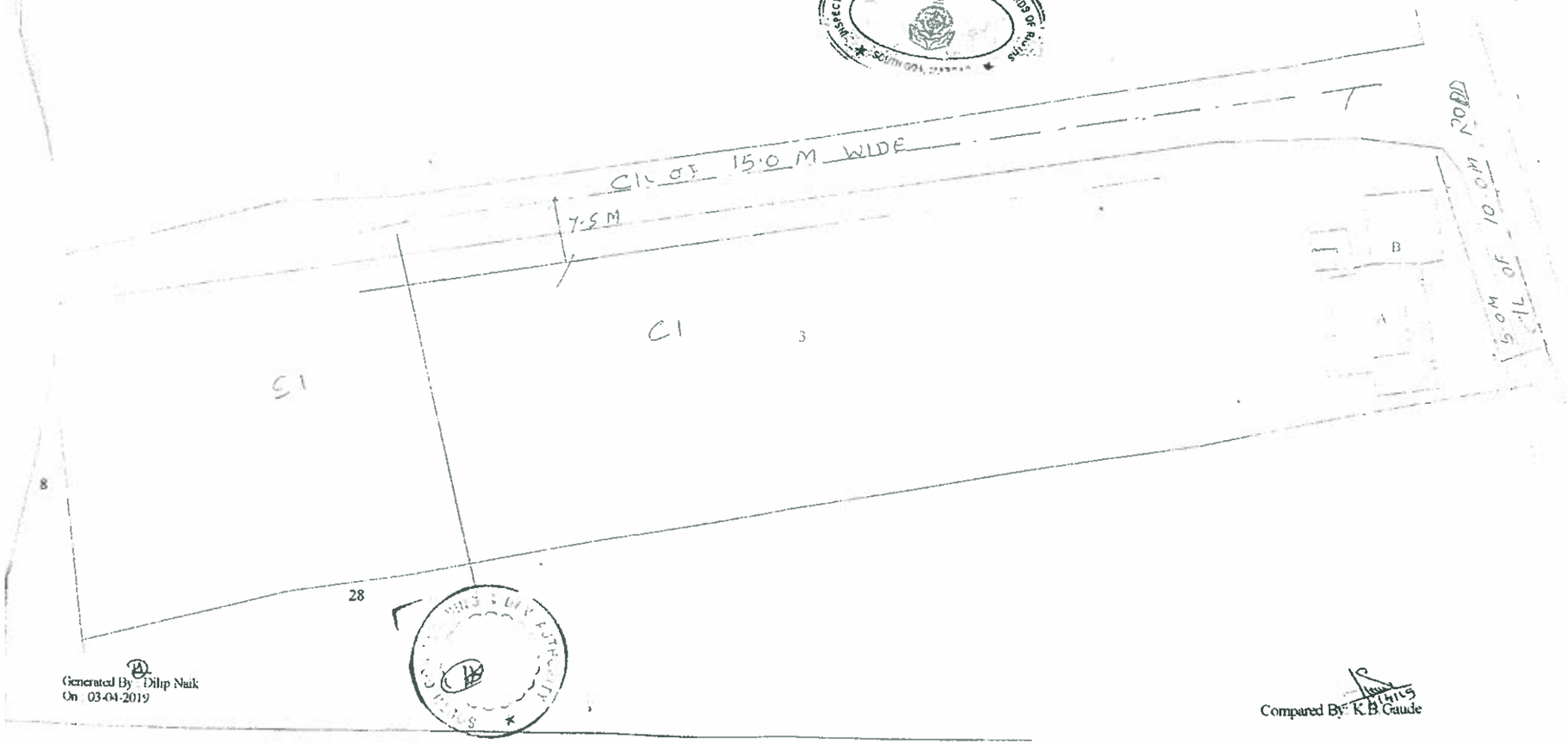
Village MARGAO

Taluka SALCETE

P T SHEET NO 58 / CHALTA NO 3

Scale :1:500

(Sudesh K.N.Bhaireli)
Inspector of Survey & Land Records
Margao-Goa



Generated By Dilip Naik
On 03-04-2019

Compared By: K.B Gaude

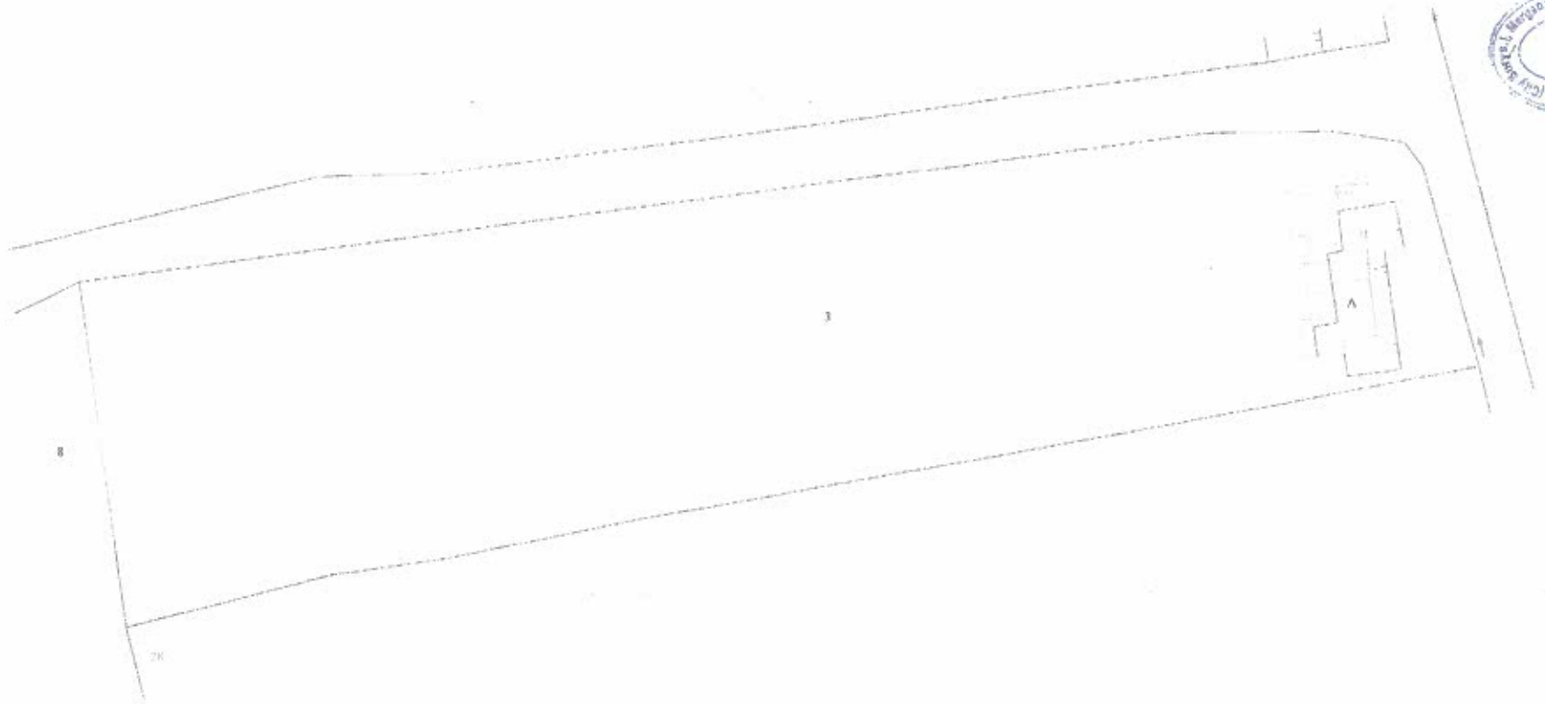
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

5/01-10;CMAR21-49927

N

Plan Showing plots situated at
City : MARGAO
Taluka : SALCETE
PTShoet No. 58./Chalta No. : 3
Scale :1:500

(Chetan C. Jadhav)
Inspector of Survey & Land Records
Margao-Goa



Generated By : RUCHITA MADKAIKAR
On :08-11-2021

Compared By:

Government of Goa
Form 'D'
See Rule 7
Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Date 25/08/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
58	3	6056.00			Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

MARIA EMA DA PIEDADE NORONHA	1/2
JOSE BARRETO	1/4
A)LIZIA NORONHA BARRETO	
LIZIA MATILDES SANTA DOMASA NORONHA BARRETO	1/4

Lessees -

MUNDKAR:- A:-140 m2 - FRANCISCO NORONHA, VINCENTE NORONHA, INACIO NORONHA, PEDRO NORONHA
MUNDKAR:- B:-62 m2 - CONCEICAO NORONHA

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name / Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
04/03/2005	1700	Deed of Sale	ASHOK S. DASANI	H	

Continued in Page 2

Government of Goa
Form 'D'
See Rule 7
Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Date 25/08/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
58	3	6056.00			Private

[ ]Bracketed entries indicate Deletion
For any further inquires, please contact the DSLR of the concerned city.

*** END OF REPORT ***

The record is computer generated on 25/08/2022 at 11:02:15AM as per Online Reference Number - 0. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://egov.goa.nic.in/dslr .