

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

गोवा GOA

Serial No. 7928 Place of Vendor, Panaji, Date 9/3/06

015321

Value of Stamp Paper 50

Name of Purchaser Adv. S. Nave

Residence Pang Name of Father

Purpose for Transacting

Parties

Sign. of Stamp Vendor

Sign. of Purchaser



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (i)
Sajjad Sheikh, aged 44 years, in business, son of
Shaukat Sheikh, and his wife Smt. Sheikh Zaibun
Nissa, aged 43 years both residing at Tonca-
Panaji do hereby appoint, constitute and nominate

(i) Shri. Mudhit Gupta, aged 36 years, son of Shri. Madanlal Gupta, generally residing at Panaji as our true and lawful Attorney to do all or any of the acts, deeds and things concerning the property being Survey no.225/1 & 4; 227 of Taleigao.



1.- To deal and correspond with the Government of Goa and all its Departments and Offices or any other Officer, Talathi, Revenue Authorities Town and Country Planning Department, P.W.D. Panaji Planning and Development Authority, Village Panchayat Taleigao or any other Authority or Authorities in connection with or relating to or concerning the said property and in particular the following:-

- (a) To apply for and obtain sanction of building plans to be sanctioned, with such alterations, additions as the Purchaser may require.
- (b) To apply for and obtain the Occupancy Certificate and/or completion Certificate in respect of the building or buildings to be constructed and completed on the aforesaid immoveable property described in the Schedule annexed hereto.

(c) To deal with the Assessment Department of the Village Panchayat Taleigao and to dispose of and deal with all matters in connection with the assessment of the aforesaid immoveable property hereafter and.

(d) For any of the purpose mentioned hereinabove, to sign all applications, papers, affidavits, undertaking, terms and conditions as may from time to time be thought necessary or as may be required by the Authorities concerned.



2.- To deal and correspond with the Electricity Department P.W.D. (Water works) or any other bodies or authorities for obtaining electric connections for and/or in respect of the building to be constructed on the said property described in the Schedule hereunder written and for that purpose to sign all letters, applications, undertakings, terms, conditions, and other papers as may from time to time be thought necessary or as may be required by the authorities concerned.

3.- 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.

4.- To enter into Agreements for Sale of the flats and/or premises in the complex proposed to be constructed in the said property on what is known as Ownership basis and received money thereof in their own name on such terms and conditions as our said Attorney may deem fit and at his own risk and for the said purpose to sign and execute necessary Agreement for Sale, and admit execution before the Sub Registrar Ilhas.

5.- To pay all the necessary deposits to all concerned authorities and obtain valid receipts thereof and also to apply for refund of deposits which may be paid in respect of the said property and to sign receipts for the same.

6.- To amalgamate the said Plots with each other and/or with the adjoining plot or plots in such manner or manners as our said attorney may deem fit and for the said purpose to get the necessary sanction from the Village Panchayat Taleigao and/or the concerned authorities.

7.-To give consent for mortgage to the Prospective Purchasers of flats/units in the proposed Complex in the said Property to create a charge upon the said Plot for the purpose of raising funds for construction and/or to create Charge upon their respective units of the Purchaser along with the undivided share of land



in favour of any Bank/Housing Finance Institution for availing finance for purchase of the said units.

AND GENERALLY to do and execute all acts, deeds, matters and things relating to or concerning or touching the said immoveable property described in the Schedule hereunder written and the building to be constructed thereon as fully and effectually as ourself would effectively in our person do.

AND WE HEREBY DECLARE that all and whatsoever our said attorney shall do in pursuance of this Power of Attorney shall be at the risk and cost of our said Attorney.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever our said Attorney shall lawfully do or purpose to do by virtue of these presents and we hereby declare that this Power of Attorney shall be irrevocable.

IN WITNESS WHEREOF WE, the said Executants have executed this Power of Attorney at Panaji on this 5th day of April 2006.



EXECUTANTS

Shri

Shri. Sajjad Sheikh

Z Sheikh

Smt. Sheikh Zaibun Nissa

ACCEPTANCE

I, Shri. Mudhit Gupta hereby accept this
Power of Attorney.

Mudhit Gupta

Shri. Mudhit Gupta

I hereby attest the execution of this Power of
Attorney by Sajjad Sheikh and
Sheikh Zaibun Nissa of Tonca, Panaji Goa
who is/are personally known to me, having
appeared before me and signed in my
presence admitting the execution of this
instrument.

Office of the Notary at Panaji, on this 5th
of April 2006

Not. Stamp Rs. 20/-

Fees Rs. 30/-

Reg. No. 35910

S. Tambe
(SHRIDHAR TAMBA)

NOTARY
PANAJI - GOA
- INDIA -

