



गोवा GOA

Serial No. 32232..... Place of Vending Vasco Date 16/01/2013
 Vendor Cedric M Fernandes R/O Chicalim
 Licence No. JUD/STP/2/2000/MOR/AC
 Value of Stamp Paper 100/- (One Hundred)
 Name of Purchaser JOSEPH D'CRUZ
 Resident of BACMALO Name of Father JACOBO JACOBO D'CRUZ
 Purpose SALE OF LAND Transacting Parties

400104

Signature of Stamp Vendor

Signature of Purchaser



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, 1. MR LYNDON RODRIGUES, son of Mr. Leonardo Rodrigues, 42 years of age, having PAN Card No. ACXPR4263K and my wife 1A. MRS. NISHA RODRIGUES, aged about 40 years and 2. MR HEDWIZ A S CARVALHO, son of Mr. Savio Carvalho, 45 years of age, businessman, PAN No. AAIPH9962N, and my wife 2A. MRS. SHARMILA CARVALHO, aged about 40 years, all residents of Baina, Vasco da Gama, Goa SEND GREETINGS:

WHEREAS we have agreed to sell, transfer, allot and assign unto and in favour of MR. JOSEPH D'CRUZ, son of Shri Jacob Satana D'Cruz, aged about 50 years, businessman, Pan Card No.

Lyndon Rodrigues *Nisha Rodrigues* *Hedwiz Carvalho* *Sharmila Carvalho*

ABSPJ8690G, married, having his office at 204, 2nd Floor, Royal Plaza, Vasco da Gama, Goa ALL THAT distinct, separate and well delineated property known as 'PREDIO CASA DE MORADA COM SEU PATEO QUINTAL VERTENTES e GINA' admeasuring an area of 2,675.00 (Two Thousand Six Hundred Sevety Five) square metres situated at Bamborda, Village Verna, within the limits of Verna Village Panchayat, Salcete Taluka, South Goa District, Goa, surveyed under Survey No. 141 of Sub-division 6 of Village Verna (hereinafter referred to as the "SAID PLOT") belonging to us and further agreed to clothe him with all the irrevocable powers required for the purpose to take upon development, construction, sale and transfer of the units/structures and/or undivided share in the SAID PLOT without any further reference to us.

NOW KNOW ALL MEN THESE PRESENTS WITNESS THAT accordingly we the undersigned, jointly and severally, do hereby nominate, constitute and appoint MR. JOSEPH D'CRUZ, son of Shri Jacob Satana D'Cruz, aged about 49 years, businessman, Pan Card No. ABSPJ8690G, married, having his office at 204, 2nd Floor, Royal Plaza, Vasco da Gama, Goa as our true and lawful attorney to do, execute and perform all or any of the following acts, deeds, matters act to do and execute and perform or cause to be done executed or performed all or any of the following acts, deeds and things pertaining to or any matters connected or incidental to and to do and execute and perform or cause to be done executed or performed all or any of the followings acts, deeds and things in respect of the SAID PLOT that is to say :

1. To act in such manner as our attorney may think fit in relation to the SAID PLOT as aforesaid including and/or matters, deeds and things in relation, connected or incidental thereto and our affairs in respect thereof generally conduct and management thereof which shall be given the widest interpretation and shall be construed as an express authority to him to act in and deal with our affairs of whatsoever kind in respect of the SAID PLOT including power to execute, sign and do all deeds, instruments, agreements, conveyance acts and things in relation thereto effectually as we ourselves could execute, sign and do the same.
2. Without prejudice to the generality of the forgoing power (which we declare to given the fullest and widest interpretation without any reservation whatsoever in respect of the SAID PLOT) and for the purpose merely affording further protection to person or persons dealing with our attorney, we hereby expressly authorize in our name and on our behalf to execute, sign and do all or any of the deeds, instruments, acts and things as specified herein below.
3. To commence, prosecute, enforce, defend, appear, represent, act, present, file, plead, answer or oppose till completion all acts, application, actions including legal and other matters, proceedings for

Joseph D' Cruz *Shri Jacob Satana D' Cruz* *Lawyer*



us and on our behalf and to sign, execute, submit all or any applications, documents etc. before all or any local authorities, statutory bodies and competent authorities including all the Courts of Law, Mamlatdar, Collector, Dy Collector, Addl. Collector, S.D.O., Civil, Criminal, Revenue, Revision or Appellate Courts, P.W.D Office, Semi-Government bodies, Local bodies, Health Officers and before all authorities, Tribunals and officer of the Government, local authorities, Village Panchayat, Police Station, Planning and Development Authority, Taluka Office, Revenue Office, Electricity Department, Survey Office, Chief Town Planner, various ministries under the Government, Revenue Department etc., including power to change/modify, revise any approvals, sanctions, no objections, licences, transfers amalgamation and necessary permissions for any matters connected, pertaining and/or incidental to the SAID PLOT or any parts thereof including development, construction and/or sale, transfer of units and/or any premises constructed/developed in the SAID PLOT as our said attorney deems fit and proper and to amend modify and resubmit.

4. To endorse, negotiate, sell, deal, dispose of, assign, convey and transfer cause and procure to be assigned or transferred of otherwise finalize on terms for and to agree to and enter into and conclude any agreements, deeds, documents, transfer and/of dispose of all the units in the SAID PLOT or any parts thereof to any person or persons at such price or prices which our said attorney in his absolute discretion, thinks fit and proper including receipt of consideration in his name and/or to cancel and repudiate the same and for this purpose to sign, execute and deliver any such documents.

5. The nominee/assignee/purchasers/buyers of units constructed in the SAID PLOT is free to borrow from time to time any sums or money from the Banks and/or Financial Institutions, upon such terms and conditions and to offer, pledge, hypothecate, mortgage for the security of the loan amount any of the SAID PLOT and/or any constructions made thereon and to sign, execute any such valid mortgages, charges, pledges and/or other securities upon such agreements or terms and conditions as our attorney may deem fit.

6. For the above purpose under clause(3), (4) and (5) above to sign, execute, declare, swear and affirm, verify, present and file all applications, Forms, Declarations, complaints, plaints, petitions, affidavits, written statements, replies, counter-claims, letters and any other documents to give evidence by way of statements and depositions on oath or amendments, additions, alterations or deletions in respect of the aforesaid applications, complaints etc. and to receive back any documents or certified copies and any other act and in respect of the SAID PLOT.

Subhrajit *Munir Hussain* *Parvath*



7. To represent, appear, act, collect and settle any claims, demands and for this to sign , execute, declare, swear, affirm and file any applications letters and other documents in respect of the SAID PLOT.

8. To sign, execute and deliver any such agreement/s, transfer, deeds including conveyance, assignment, documents, letters, undertaking, declarations, mortgage deeds etc. in favour of such person or persons or their nominee or assignee and to sign and execute all such instruments and assurance which our attorney shall consider necessary in respect of the SAID PLOT.

9. To pay all taxes, rates, fees, penalties, charges, expenses, interest and other outgoing whatsoever payable on account of the aforesaid of the SAID PLOT.

10. To present any such agreements, undertakings, declarations, conveyances, deeds including sale, mortgages, rectification, ratification and/or any other documents for registration when executed by him and to admit execution thereof and receipt of consideration before the Sub-Registrar and to do all other acts, deeds and things which the aforesaid attorney shall deem necessary relating to the SAID PLOT and/or any construction/development thereon.

11. To appoint and constitute on our behalf pleader or advocates, solicitors, accountants or agents in the matters and disputes in which We have or may, hereafter have interest, claim, demand and whenever our said attorney shall think necessary to do so at his entire discretion relating to the SAID PLOT.

12. To pay the necessary fees to the concerned authorities and to claim refund if any and give valid and effectual receipts relating to the SAID PLOT.

13. To ratify and or rectify any deed/deeds, agreement/agreements and any contracts executed by our said attorney in respect of the SAID PLOT.

14. To appoint substitutes and to delegate all or any of the powers hereby conferred to any person or persons as our said attorney shall deem fit and necessary in respect of the SAID PLOT.

15. To obtain the permissions and other service connections including water connection or electricity connection and for that purpose to make the necessary applications and effect the necessary payments, transfers and any other actions as our attorney may deem fit and proper relating to the SAID PLOT.

Robinson Menep Theer. Darnall

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Generally to do all such acts, deeds, things for us and on behalf of our aforesaid partnership firm in all other matters pertaining to this instrument as fully and effectively as if, we would do it ourselves.

And we do hereby confirm, ratify and agree to ratify and confirm whatever our said attorney shall do, execute or perform or cause to be legally done, execute or performed in exercise of the Power or Authority hereinabove conferred upon or otherwise expressed or intended hereinbefore contained.

IN WITNESS WHEREOF WE THE UNDERSIGNED ON OUR BEHALF HEREBY SET AND SUBSCRIBE OUR RESPECTIVE HANDS ON THIS 22nd DAY OF APRIL OF THE YEAR TWO THOUSAND THIRTEEN.

LYNDON RODRIGUES

Lyndon Rodrigues

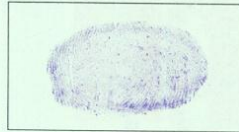


L.H.T.I



NISHA RODRIGUES

Nisha Rodrigues



L.H.T.I



HEDWIZ A S CARVALHO

Hedwiz A S Carvalho



L.H.T.I

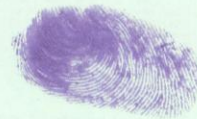
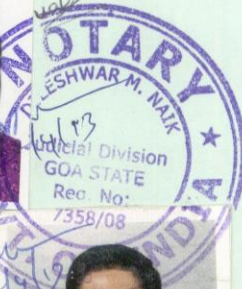


SHARMILA CARVALHO

Carvalho



Accepted by me:



(JOSEPH D'CRUZ)

JR Cruz

EXECUTED BEFORE ME
BY EXECUTANTS HEREIN
WHICH I ATTEST

[Signature]
22/4/13

Adv. DILESHWAR M. NAIK
NOTARY
(Govt. of India)
Melquiades Bldg., 3rd Floor,
Vasco-da-Gama, Goa.
Reg. No. 764/13
Dated 22/04/2013

