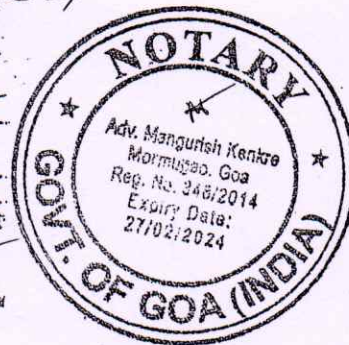


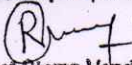



गोवा GOA

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Sl. No. 2149, Place of Vending - VASCO, Date of Sale 01/02/2021
 Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 500/-
 Name of Purchaser SURESH KAMAT
 Father's Name GANPATI
 R/O VASCO Purpose POA
 As there is no single Stamp Paper available for the value of Rs. _____
 Additional Stamp Paper for the completion of the Value is attached along with

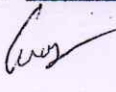






Signature of Stamp Vendor


Signature of Purchaser



IRREVOCABLE POWER OF ATTORNEY

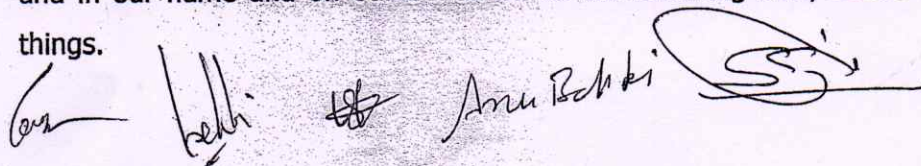
   



TO ALL TO WHOM THESE PRESENTS SHALL COME, THAT WE, 1. MR. SURESH GANAPATI KAMAT, son of Mr. Ganapati Kamat, 50 years of age, married, businessman, having PAN : ██████████, and his wife **1a. MRS. UJWALA SURESH KAMAT**, wife of Mr. Suresh Kamat, 46 years of age, married, housewife, having PAN : ██████████, both resident of FB/2, House No.260, Near Last Bus Stop, New Vaddem, Vasco-Da-Gama, Goa, and **2. MR. MAHESH KUMAR BEHKI**, son of Madan Gopal Behki, 51 years of age, married, businessman, having PAN : ██████████ and his wife **2a. MRS. ANU BEHKI**, wife of Mr. Mahesh Kumar Behki, 51 years of age, married, businesswoman, having PAN : ██████████ both resident of Flat No.G-1/1, Anand Residency, Chicalim, Goa, all Indian Nationals, **SEND GREETINGS.**

WHEREAS we have entered into an Agreement for Development-cum-Exchange dated 01/02/2021, agreeing to develop our property known as 'MURDIM', admeasuring 5425.00 sq. mtrs. surveyed under Survey No.50 sub division No.3, situated in the Village of Cuelim-Cansaulim for constructing a multi-storied building thereon, hereinafter referred to as the "said property".


AND WHEREAS since we have given the said property for development to **S. J. CONSTRUCTIONS**, a proprietorship concern of **MR. SHASHIDHARAN SHANKARA PILLAI**, and as agreed in the aforesaid Agreement, We hereby appoint, nominate and constitute said **MR. SHASHIDHARAN SHANKARA PILLAI**, son of Mr. Shankara Pillai, 68 years of age, Businessman, having PAN : ██████████ Indian National and resident of H. No.196/1/3, Ambadi House, Near MES College, Vidhyanagar Colony, Zuarinagar, Goa, as our true and lawful attorney for and in our name and on our behalf to do the following acts, deeds and things.







1. To represent us before all concerned authorities in connection with the development of our property and construction of the built-up areas thereon and also to develop the same and construct thereon.
2. To make and sign any application, affidavits, forms, declarations and statement before any court of law or any other appropriate authorities and to verify the same.
3. To deal with and correspond with the Panchayat Authorities at Goa, (including all its Departments and offices), Town and Country Planning and Development Authority or any other Offices, body or Statutory Authority or Authorities in connection with or relating to or touching the said property.
4. To apply for and obtain sanctions/approval of building plans or the amendments and/or revision of the plans with the alterations and/or additions including amalgamations, as our said Attorney may require and to get approved the layout with our prior consent.
5. To make any kind of Construction/reconstruction, including boundary wall, alterations, repairs, additional Construction of any kind of Development on our said property and to install all kinds of connections such as electricity, water and to file applications in any form whatsoever to any authority for the purpose of obtaining above said connections, and to make deposits thereof and to receive refund of the same or balance thereof as and when required and to issue valid receipts/discharges/acknowledgements in this respect.
6. To enter into agreement with the third party to sell the built up areas, flats, terraces, stilts, etc. except the areas earmarked to be delivered to us as mentioned in the Agreement for Development-cum-Exchange dated 01/02/2021 and to receive the consideration thereof as

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also to appropriate the same by adding us as Owners/Confirming Party in their respective agreements.

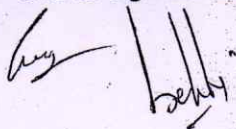
7. To apply for and obtain the commencement certificate, occupation/occupancy certificate and/or completion certificate and other necessary certificates/permission in respect of buildings to be constructed and completed. Also to apply for RERA registration and for the said purpose to sign such applications, forms, documents, affidavits, etc. in connection with the said purpose.

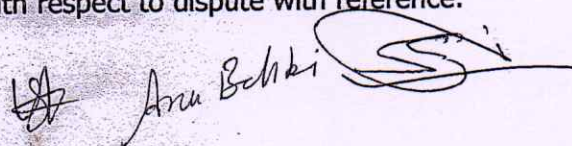
8. To make statements or applications/petitions etc. before any Revenue authority/authorities, Mamlatdar of Mormugao, Deputy Collector, Collector, Panchayat Authorities, Town and Country planning Department, Collector, P.W.D., Electricity Department, Health Authorities, Forest Department or any other officer/Department of Goa Administration or Government of India or Judicial Courts.

9. To declare, verify and affirm plaints, written statements, affidavits, applications, petitions, Vakalatnamas and all other necessary papers and documents in our name and on our behalf in any matters concerning the said property given for development and construction work and any other related work/activities.

10. On our behalf and in our name to inspect any non-judicial records or accept notices or services of writ or summons or any other legal process that may be served upon us and to represent us in all courts of law in respect of any dispute.

11. To appear, approach and/or represent us before the Mamlatdar or Talathi or Collector or any other officer, Government or any public body or Authority and to make necessary applications, carry on correspondence and to sign the same with respect to dispute with reference.









12. To sign and make all such applications and petitions in writing or orally as may be necessary for obtaining change of user of the said property and to effect mutation, modify, rectify and/or to get transferred entries in the Record of Rights, City Survey Records and any other register/record concerning the said property and to appear and to represent us before the Talathi or the Tahsildar or City Survey Officer or Superintendent of land Records or before any other Officer or Authority and to deal with any matter concerning the Record of rights or any other register of records with due reference to us.

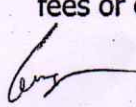
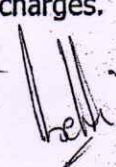
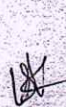

13. To apply for refund of moneys paid and/or deposited or which may be deposited with the Panchayat Authority, Electricity Authority and/or other authorities and to sign receipts for the purposes.

14. To apply for measurements, Demarcation of boundaries, area, certificates extracts, etc. and to make and execute such applications.

15. To make and sign necessary applications for water, sewerage and electricity and other utility connections with the concerned authorities and to obtain necessary order in pursuance thereof.

16. To obtain and give rights to access and to lay drains, water mains, electric cables, telephone and telegraph tables etc. underground and overhead as the case may be and for that purpose to obtain give, sign, execute and deliver all deeds, agreements, writings etc.

17. To appoint solicitors, Advocates, Chartered Accountants, Architects and other Professionals as may from time be found necessary to carry out and/or implement any of the provisions herein contained and to pay their fees or charges.

   Anna Bekki 





18. To sign all applications, forms, papers, undertakings, affidavits, declarations, terms and conditions etc., as may from time to time be deemed necessary or as may be required by the Authorities concerned.

19. To swear and file affidavits, to give statements of Oath, to examine and cross-examine witnesses before any Court of Law, Government Officers or Local Bodies.

20. To file and defend/oppose any suit, appeal, revisions, review or may other legal proceedings in respect of our said property and to withdraw and compromise any suit, appeal, revision, review or may other legal proceedings as aforesaid, at any time and on any terms and conditions as my attorney deem fit and proper with due reference to us.

21. To file consent/compromise terms in the Court to apply for execution of Decree and do all acts and things required to be done and to get any such decree executed and satisfied as well as to accept the service of summons, give statements on Oath, file any application/objection as may be required to be done for the finalization of all such legal proceedings with due reference to us.

22. To sign any Deed of Ratification/Rectification or any such deeds as may be required for any effective transfer in respect of the built-up areas of the said property with due reference to us.

23. **AND GENERALLY TO DO** and execute and perform any other acts, matter and things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to our property or affairs ancillary or incidental thereto as fully effectually as we could do the same if we were personally present.

24. And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under the Power in that behalf hereinbefore

[Handwritten signatures]





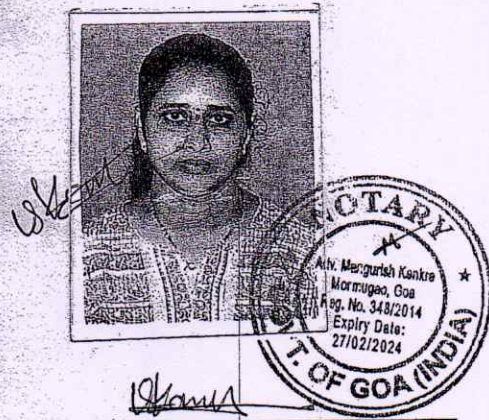
contained, shall lawfully do execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this deed.

IN WITNESS WHEREOF We have hereunto set out hands on this 1st day of the month of February of the year 2021, at Vasco-Da-Gama, Goa.

EXECUTANTS



1. MR. SURESH GANAPATI KAMAT



1a. MRS. UJWALA SURESH KAMAT

[Handwritten signatures]





Behki



2. MR. MAHESH KUMAR BEHKI



Anu Behki



2a. MRS. ANU BEHKI

I Accept:



Shankara Pillai



MR. SHASHIDHARAN SHANKARA PILLAI,
Proprietor of **S. J. CONSTRUCTIONS**

Behki

Anu Behki

Shankara Pillai

