

गोवा GOA

5291. Place of Vendor: Panaji. Date of issue: 10/6/13.

225563

Val: 1000 LPD L

Name of the purchaser: _____

Residing at: _____

As there is no stamp, the value of Rs. _____ is attached along with.

Phar
Signature of Mangala N. Karapurkar
License No AC/STP/VEN/747/99



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SHRI. PRAKASH JALAN, son of Shri. Surajmal Jalan, 47 years of age, married, Indian National, resident of B-33, F-1/S-1, Milroc Ribandar Retreat, Ribandar, Goa, Director of M/s Linc Property Developers Limited, a company registered under the companies Act, 1956, having its registered office at A2/2, New

Prakash
Prakash

Horizons, D.B.Marg, Miramar, Panaji, Goa, vide resolution dated 30/04/2013 passed by the Board of Directors of the company, do hereby appoint, constitute and nominate **SHRI. ALBERT ESTEVES**, son of Shri. Jose Salvador Esteves, 46 years of age, married, Indian National, having his registered office at Vollan Engrove Mercedes, Goa, having Pan Card No. AAFPE7995M, Goa, as our true and lawful attorney, to act for us on our behalf to do all or any of the following acts, deeds and things concerning the said plot more particularly described in the schedule hereinbelow mentioned.




WHEREAS the company has agreed to sell the said property mentioned herebelow to **SHRI. ALBERT ESTEVES**, son of Shri. Jose Salvador Esteves, 46 years of age, married, Indian National, having its registered office at Vollan Engrove Mercedes, Goa, having Pan Card No. AAFPE7995M, and as due to my business work I remain out of the station most of the times, it becomes difficult to go about with the Government procedures, and hence I nominate **SHRI. ALBERT ESTEVES** to do all the acts, deeds and things mentioned herebelow at his own risk and responsibility.

- 1) To deal and correspond with the concerned Village Panchayat or Municipal Council and all its Department and offices or any other authority or authorities in connection with or relating to or concerning the said plot and in particular the following:-
 - (a) To apply for and obtain sanction of the plans to be sanctioned, with such alterations, additions as may be required.
 - (b) To apply and obtain permissions and licences from competent authorities for construction, to produce documents, plans, Maps and any other papers and to renew such permission and/or licences.
 - (c) To apply for and obtain the occupancy certificate in respect of the proposed construction of Unit/building/Row Houses/Villas.
 - (d) To deal with the assessment department of the village Panchayat and/or concerned Municipal Council and to dispose off and deal with all the matters in connection with the assessment of the said plot.
 - (e) For the plot mentioned hereinabove, to sign all applications, papers, affidavits, undertakings, terms and conditions as

Albert Esteves

may from time to time be thought necessary or as may be required by the concerned authorities.

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- 2) To deal and correspond with the, forest department, town and country planning department, electricity Department, PWD or any other bodies or authorities for obtaining electric connection for and/or in respect of the Construction of the proposed complex on the said plot and for that purpose to sign all letters, applications, undertakings, terms and conditions and other papers as may from time to time be thought necessary or as may be required by the authorities concerned.
 - 3) To sign any NOC of the banks or financial institutions for mortgaging the built up units or flats or Row Villas in the said property.
 - 4) 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.
 - 5) To pay all the necessary deposits to all concerned authorities and other valid receipts thereof and also to apply for refund of deposits which may be paid in respect of the said plot and to sign receipts of the same.
 - 6) To survey, re-survey, sub-divide and demarcate the said plot.
 - 7) To represent before any Government offices including Mamlatdar, Dy. Collector, Collector, Municipal Councils, Corporation of the City of Panaji, Village Panchayat offices, Town and Country Planning Department, Land Survey Department and its Sub ordinate offices, Inquiry offices and its sub ordinate offices.
 - 8) To delegate all or any of the powers to any person/persons as our attorney deems fit.

AND GENERALLY to do and execute all acts, deeds, matters, and things relating to or concerning or touching the said plot, described in the schedule hereunder and the proposed building/unit/Row House/Villa to be constructed thereon as fully and effectually as ourselves would effectively in our person do.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever our said attorney shall lawfully do or purport to do by virtue of these presents.

SCHEDULE

All that part and parcel of land admeasuring 3000 m2 part and parcel of land admeasuring 3000 m2 , duly partitioned in the office of the Deputy Collector and the same is surveyed under survey no. 463/15D1 admeasuring 409 m2, 463/15D2 admeasuring 2184 m2 and 463/15D3 admeasuring 407 m2 of Village Tivim identified as GOGOL or GOGAL BHATLEM situated at Tivim within the limits of Village Panchayat Tivim Taluka Bardez and Registration Sub-District of Bicholim North Goa District in the state of Goa, which property is not described in the Land Registrar of Bardez but enrolled in the Taluka Revenue Office under no. 248,255,325,334,341,350,358,352,353,362,256,327,329,332, 339, 369, 367 and 348 of Village Thivim.

The SAID PLOT admeasuring 3000 m2, comprising of survey no. 463/15D1 admeasuring 409 m2, 463/15D2 admeasuring 2184 m2 and 463/15D3 admeasuring 407 m2 as one unit is bounded as under:

Towards the North : Survey No. 463/15D (part)

Towards the South : Survey No. 462/1-I

Towards the East : Survey No. 463/15-C, C-1, C-2 and 463/1J

Towards the West : Government acquired land (Survey No. 449/1-A.

IN WITNESS WHEREOF the parties have executed this Power of Attorney at Panaji on 13th day of ^{June} May 2013.

S. Tanbo

Prakash Jalan

Shri. Prakash Jalan
Executant



- INDIA



ACCEPTANCE

I, SHRI. ALBERT ESTEVES, hereby accept this Power of Attorney.



SHRI. ALBERT ESTEVES



Signature

I hereby attest the execution of this ^{Power of}
~~Attorney~~ by Prakash Talan
s/o Ribarden 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 15th
 of June 2013

Not. Stamp Rs. 30/-

Fees Rs. 15/-

Reg. No. 41303

S. Tambe
S. Tambe
(SHRIDHAR TAMBA)
 NOTARY
 PANAJI - GOA
 - INDIA -

