



गोवा GOA

Serai No. 23706 Place of Vending Vasco date 25/12/12 354499
Vendor Cedric M Fernandes R/O Chicalim
Licence No. JUD/STP/2/2000/MOR/AC
Value of Stamp Paper Rs. 100/- (One Hundred Rupees)
Name of Purchaser JOSEPH D'cunha
Residence of Goa Name of Father Late JACOB D'cunha
Purpose P.O.A Transacting Parties

Signature of Stamp Vendor

Signature of Purchaser

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,
MRS. SHARMILA QUADROS, wife of Mr. Ernesto D' Cunha,
aged about 38 years, businesswoman, married, PAN Card
No. AAFQ2052B and her husband 1A. MR. ERNESTO
D'CUNHA, son of Shri Jose Santan D'Cunha, aged about 43
years, businessman, Pan Card No. AJSPC7457F both Indian
Nationals and residents of St. Andrew Residency, Opp.
K.T.C. Bus stand, Vasco da Gama, Goa -403 802 SEND
GREETINGS:

WHEREAS we have agreed to sell, transfer and assign vide
Agreement dated 25.01.2012 registered before the sub

S. Quadros



गोवा GOA

Serial No. 23107 Place of Vending Vasco Date 25/12/12 354500
Vendor Cadric M Fernandes R/O Chicalim
Licence No. JUD/STP/2/2000/MOR/AC
Value of Stamp Paper 100/- (One Hundred Rupees)
Name of Purchaser JOSEPH D. CAVAL
Resident of Vasco Name of Father Late Jose D. Cav
Purpose D. Cav Transacting Parties

Signature of Stamp Vendor

Signature of Purchaser

registrar of Mormugao under Serial No. of ALL THAT piece and parcel of the plot carved out admeasuring an area of 1098.00 (One Thousand Ninety Eight) square metres without cul-de-sac of the land surveyed under Chalta No. 19 of P.T. Sheet No. 122 of Vasco City situated at Maimollem, Vasco da Gama, within limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa situated at Maimollem, Vasco da Gama, within limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa described in the Land Registration Office of the Judicial Division of Salcete under Nos. 20209, 20187 and 20270 of Book B-52, new and also properties 'Maimolem' and 'Maimolem 2nd parcel' described respectively under No. 3273 in Book B-14, old and No.

S. Quadras

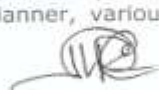
4305 of Book B-11, new and another properties 'Maimolem' or 'Carreira of coconut trees Maimolem' and 'Melo Mucundalem' or 'Mulunundelem' described respectively under No. 1830, 1831 and 1813 of Book B-9 old and another property 'Maimolem' described under No. 11204 of Book B-29, new and enrolled in the land revenue records under Nos. 667, 760, 761, 770, 722 and 776 in the revenue office of Mormugao (hereinafter referred to as the "SAID PLOT") upon the terms and conditions appearing therein on 'as is where is basis.

AND WHEREAS accordingly we hereby nominate, constitute and appoint MR. JOSEPH D'CRUZ, son of Shri Jacob Satana D'Cruz, proprietor of 'Shalom Developers', aged about 50 years, businessman, Pan Card No. ABSPJ8690G, having his office at 204, 2nd Floor, Royal Plaza, Vasco da Gama, Goa to act, represent, constitute, appoint as our attorney in respect of the SAID PLOT without any further liability and/or obligation to us.

NOW KNOW ALL MEN THESE PRESENTS WITNESS THAT accordingly we, MRS. SHARMILA QUADROS and MR. ERNESTO D'CUNHA do hereby delegate, nominate, constitute and appoint said MR. Joseph D'Cruz 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 the SAID PLOT without any obligation and/or liability to us 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 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 of the SAID PLOT for undertaking any construction, development thereon and generally conduct and management thereof which shall be given the widest interpretation for such development and shall be construed as an express authority to him to act in and deal thereof excluding power to sell, transfer, assign and convey the SAID and/or constructions made thereon.

2. 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 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, Mormugao Municipal Council, Police Station, Mormugao Planning and Development Authority, Taluka Office, Revenue Office, Electricity Department, Survey Office, Public Works Department, Chief Town Planner, various ministries under the Government,

S. Quadros



Revenue Department etc., including power to change/modify, revise any approvals, sanctions, no objections, licences, transfers and necessary permissions for any matters connected, pertaining and/or incidental to the SAID PLOT or any parts thereof including development, construction as our said attorney deems fit and proper and to amend modify and resubmit.

3. For the above purpose under clause(2) 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.

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

5. 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.

6. 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.

7. 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.

Generally to do all such acts, deeds, things for us and on our behalf of us 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 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 HEREBY SET AND SUBSCRIBE OUR HAND ON THIS 25TH DAY OF OCTOBER, 2012 AT VASCO DA GAMA



S. Quadros



SIGNED, SEALED AND DELIVERED
by the within named EXECUTANTS
MRS. SHARMILA QUADROS

S. Quadros

S. Quadros



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

[Handwritten signature]

[Handwritten signature]

S. Quadros

MR. ERNESTO D'CUNHA



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

A handwritten signature in dark ink, appearing to be a stylized 'D'.

A handwritten signature in dark ink, appearing to be a stylized 'E'.

Sauadras



Accepted by me
MR. JOSEPH D'CRUZ

WITNESSES:-

1. ANTONETA FERNANDES

2. Jaydish Naik

Sauadros