



गोवा GOA

A 108022



Sr. No. 20607 Place of vend MAPUSA. Date 5/12/2019

Value of stamp paper 1002

Name of Purchaser C. Neut

Residing at Mumbai, son / wife of D. Neut

As there is no one single stamp paper for the value of Rs. 1002 additional stamp papers for completion of the value is attached herewith.

Purpose

Transacting Parties

Signature of vendor  
L. No. 22 (R.R.P. Dessai)

Signature of Purchaser

## GENERAL POWER OF ATTORNEY

KNOWN ALL MEN THAT BY THESE PRESENTS, I, Mr. MARIO ANTHONY D'SOUZA, aged 70 years, son of Shri. Manuel D'Souza, retired, Indian National, residing at Neema Residence, Apartment No.102, Barsha 1, Dubai, UAE and Mumbai, holder of PAN Card No. [REDACTED], do hereby nominate, constitute and appoint M/s. TOWN SQUARE CONSTRUCTIONS, a

M/s TOWN SQUARE CONSTRUCTIONS

....2/-

*[Signature]*

*[Signature]*  
(PARTNER S)



Partnership Firm, having its registered office at Buildmore Park, Office No.11/B, Second Floor, Mapusa, Bardez, Goa, represented by its Partners namely Mr. Abhijit Dhargalkar, resident of House No.116A-1, Naika Vaddo, Verla, Canca, Bardez, Goa and Mr. Chandra Devidas Naik, resident of Flat No.301, Parijat CHS, Gopal Nagar, Lane No.1, Dombivli East, Thane, Maharashtra, as my true and lawful attorney in my name and on my behalf to do all or any acts, deeds and things pertaining to Survey No.185/3 at Village Socorro, within the limits of Village Panchayat of Socorro, my immovable property situated in the State of Goa, that is to say;

1. To make and sign any applications, petitions, etc. and to appear before Mamlatdar, RERA DEPARTMENT, Records of Rights, City Survey Office, Collector, Deputy Collector, Add. Deputy Collector, or any concerned authority, Municipalities, Village Panchayat Authorities, Talathi, Electricity Department, P.W.D. Department, Forest Department, Police Department or any other Government Department, Semi Government Department, Local Bodies, Town and Country Planning Department for any revised plan concerning my immovable property.
2. To apply and obtain certified copies or any other required documents of plans and documents, judgments, decrees etc.
3. To appoint advocates, lawyers, engineers, surveyors, architect, chartered accountants, as and when required.
4. To swear and file affidavits and to sign, verify and present applications, forms, declarations etc.

.....3/-

*Madhava*

M/S TOWN SQUARE CONSTRUCTIONS

*Ch*  
(PARTNERS)



5. That Power of Attorney dated 09-07-2015 was given to Mr. Trimurti Kishorilal Karpe automatically stand cancelled bearing registered No.6670 when this Power of Attorney registered before the Notary Office of the Bardez Taluka.

6. To commence, prosecute, enforce or defend and answer or oppose all actions and other legal proceedings and demands touching matter.
7. To sign in my name any acts, deeds and things and to execute, verify and deliver, any plaint, written statement, amendment, applications or any other document including appeals concerning my claim/cases.
8. To prefer appeals, revisions or review applications before the appellate or revisional authorities or any other court or concerned authorities.
9. To appear before the Mamlatdar, Collector, Deputy Collector, Administrative Tribunal, Town and Country Planning Department, RERA OFFICE GOA, concerning Co-operative Society, Office of Registrar or Co-operative Societies, Electricity Department, Income Tax Department, P.W.D. Department, Forest Department, Health Offices, P.D.A., Village Panchayat Offices and sign and present applications, petitions, forms, declarations, in respect of any matter.
10. To accept notices or services of rights or summons or other legal process that may be served upon us and to represent me in any Court of law, or other offices as and when situation requires.

M/s TOWN SQUARE CONSTRUCTIONS

....4/-

*Notary*

*(Signature)*  
(PARTNERS)



11. To sign affidavits, N.O.C. Declarations, Indemnity Bond if required.

12. To sell my share i.e. Eleven Double Bedroom Flats excluding seven double bedroom flats of the owner out of eighteen double bedroom flats mentioned in the Ratification/Addendum to Agreement for Sale and Development dated 15-05-2017 bearing Registration No.BRZ-BK1-01003-2018, CD Number BRZD794 on 22-02-2018 in the above said immovable property situated in State of Goa to any person or persons and to sign and execute necessary Agreement of Sale, Memorandum of Understanding, Deed of Sale, Deed of Assignment for the said purpose and to receive the sale consideration from the concerned person or persons and to remain present in concerned Sub-Registrar Office or Notary and to admit its execution thereof and to sign and execute necessary documents required for its registration office and to do, execute and perform all acts, deeds and things that may be necessary for completion of registration of said deed in the State of Goa.

13. To sign N.O.C.'s, Affidavits, Declarations or for any other cause.

14. To make sign and present applications, petitions, etc., and to appear before the authorities concerned or any Government Department or local bodies, pertaining to the property.

....5/-

M/s TOWN SQUARE CONSTRUCTIONS

  
(PARTNERS)



21. To receive documents from any concern department and to sign receipts for the same.

22. To effect necessary fees in concerned department.

23. To sign and execute any documents pertaining to the property bearing Survey No.185/3 of Village Socorro, Bardez, Goa.

And generally to do all acts, deeds and things that may be necessary for the purpose aforesaid.

And I do hereby ratify and confirm and agree to ratify and confirm all acts, deeds and things that may be necessary for the purpose aforesaid.

In witness whereof I, Mr. MARIO ANTHONY D'SOUZA, have signed this Instrument of General Power of Attorney at Mapusa-Goa, on this 5th day of December, 2019.

Identified by:-  
Aadhar Card No. [REDACTED]

*Mario*



**MARIO ANTHONY D'SOUZA**  
EXECUTANT



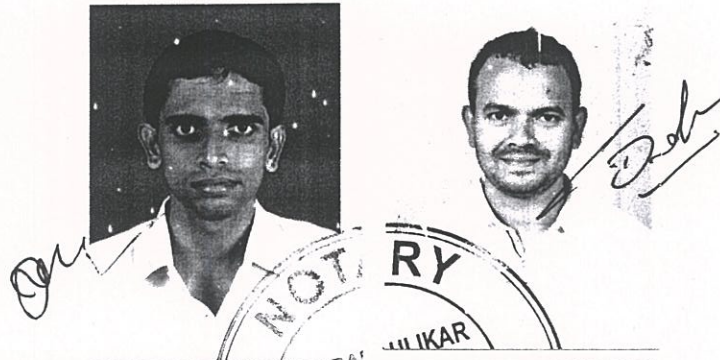
M/s TOWN SQUARE CONSTRUCTIONS

*[Signature]*  
(PARTNER S)





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**M/s. TOWN SQUARE CONSTRUCTIONS**  
represented by its Partners  
Mr. Abhijit Dhargalkar &  
Mr. Chandra Pandas Naik  
NOTARY  
BANAULIKAR  
EXPIRY DATE  
GOVT. OF GOA

Identified by :-

1. Adhar Card No [REDACTED]
2. Adhar Card No [REDACTED]

*Notary*

**M/s TOWN SQUARE CONSTRUCTIONS**  
*[Signature]*  
(PARTNERS)

**EXECUTED BEFORE ME  
WHICH I ATTEST**

*[Signature]*  
**PANDURANG P. BANAULIKAR**  
NOTARY FOR BARDEZ AREA  
STATE OF GOA - INDIA

Registration No 5255/2019  
Dated :- 5th December, 2019

