

गोवा GOA

536581

Serial No. 2248 Place. MARGAO. Date 10/6/20

Value of Stamp Paper : 500/-

Name of Purchaser _____

Residence _____ Father's Name. _____

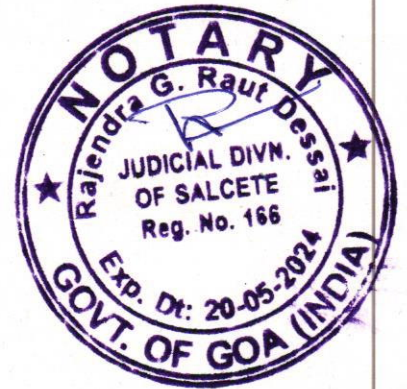
Purpose _____ Transacting }
Parties _____

[Signature]

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2039/SALCETE

Signature of Purchaser

POWER OF ATTORNEY



[Signature]

[Signature]

[Signature]

WHEREAS WE:-

1. **MR. EUSTAQUIO AMANCIO PEREIRA**, aged about 63 years, son of late Shri Clemente Pereira, Portuguese National, OCI Card No. A261077 holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED], married, and my wife
2. **MRS. STEPHANIE PEREIRA**, aged about 57 years, daughter of Shri Domnic Fernandes, Indian National, holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED], both residents of H.No. 12/2, Upper Orchard Alto Dabolim, Zuarinagar, South Goa, 403726



Have jointly and severally executed in favour of **MR. JAMMIE JOSE MARIA ADOLFO DIAS**, son of Mr. Francisco Xavier Adolfo Agnelo Dias, aged about 49 years, married, Civil Engineer, Indian National, PAN Card No. [REDACTED] ADHAR Card No. [REDACTED], Mobile No. 9890451734, E-mail ID jammie31dias@gmail.com, having his Office at B-502, Asian Costa Pinnacle, Behind Bank of India, Opp. Durga Petrol Pump, Fatorda, Margao Goa, the Agreement dated 30th May 2020 .

AND WHEREAS in terms of the above mentioned Agreements, we have permitted the said **MR. JAMMIE**

JOSE MARIA ADOLFO DIAS to obtain statutory approvals and sub-divide our below mentioned property, which property is hereinafter collectively referred to as the '**SAID PROPERTY**'.

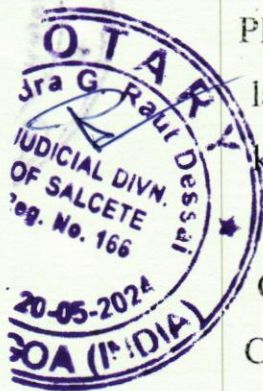
(DESCRIPTION OF THE SAID PROPERTY)

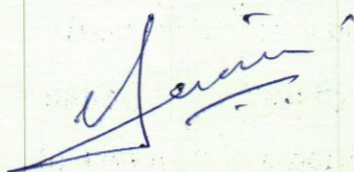
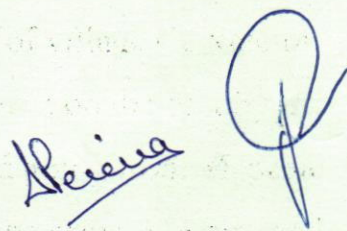
SCHEDULE-A

(Description of the Said Property)

Plot 'A', admeasuring 9416 sq.mtrs, forming a part of the larger property known as "CINDOICHEM BATA" also known as "MOLLY" or "MOLLOI DE CUNDAIM" or "KUNDAI BHAT", being a hilly land, situated at Colvale, within the local limits of Village Panchayat of Colvale, Taluka and Registration Sub-District of Bardez, District of Goa, in the State of Goa, the said property being more particularly described hereinabove, the Said Plot A being now disannexed from the said property and forming an independent and distinct entity, independently surveyed under Survey No. 13/8-C of village Colvale of Bardez Taluka is bounded as follows; on the east by a nalla, on the west by the public road going from Mapusa to Tivim, on the north by Plot B of the same property and on the south by the property bearing survey no. 20.

AND WHEREAS in terms of the above cited Agreements, we are required to execute in favour of **MR. JAMMIE JOSE MARIA ADOLFO DIAS** our



Irrevocable Power of Attorney in respect of the below mentioned matters pertaining to the SAID PROPERTY.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, WE:-

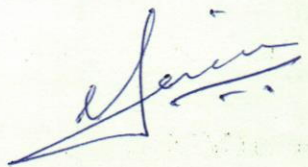
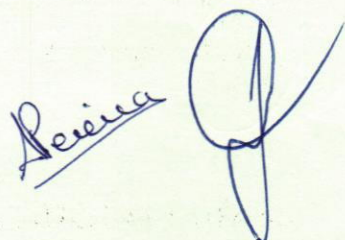


3. **MR. EUSTAQUIO AMANCIO PEREIRA** aged about 63 years, son of late Shri Clemente Pereira, Portuguese National, OCI Card No. A261077 holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED], married, and my wife

4. **MRS. STEPHANIE PEREIRA** aged about 57 years, daughter of Shri Domnic Fernandes, Indian National, holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED], both residents of H.No. 12/2, Upper Orchard Alto Dabolim, Zuarinagar, South Goa, 403726

DO HEREBY JOINTLY and SEVERALLY IRREVOCABLY NOMINATE, CONSTITUTE, APPOINT and RETAIN,

MR. JAMMIE JOSE MARIA ADOLFO DIAS, son of Mr. Francisco Xavier Adolfo Agnelo Dias, aged 49 years, married, Civil Engineer, Indian National, PAN Card No. [REDACTED], ADHAR Card No. [REDACTED], Mobile No. [REDACTED]

9890451734,

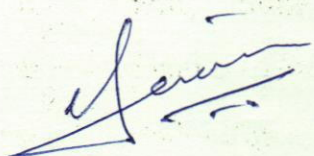
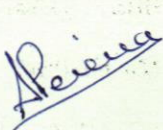

E-mail

ID

jammie31dias@gmail.com, having his Office at B-502, Asian Costa Pinnacle, Behind Bank of India, Opp. Durga Petrol Pump, Fatorda, Margao Goa, to act on our behalf as our true and lawful attorney, to do, execute and perform all or any of the following acts, deeds, matters and things for us and on our behalf, all in respect of the 'SAID PROPERTY' and all other below mentioned matters: -



1. To develop the SAID PROPERTY as a whole or in parts, and for this purpose to draw the plans, sign and submit them along with necessary applications for approvals and get the same duly approved by the various concerned authorities; and after completion of development/construction apply and obtain all the required certificates/NOCs etc and do all required acts, deeds and things to develop the Said Property.
2. In respect of the SAID PROPERTY, to appear for and represent me/us for any purpose whatsoever before any officers or authorities of Central Government, State Government, autonomous bodies, Banks, Corporations, Semi-Government bodies, including Collectors, Deputy Collectors, Additional Collectors, Mamlatdars, Block Development Officers, Health Officers, Survey Officers, Public Works Department, Electricity Department, Excise Department, Water

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Department, other local Authorities or Officers, Municipal Officers or authorities, Panchayat office, Municipality, Co-operative authority, Sub-Registrar, Land Registrar or Officers appointed in that behalf, Forest Department, Planning and Development Authority, Town and Country Planning Authority, Real Estate Regulatory Authority / Act (RERA) ,State Registrar or Sub-Registrar, Notary Public, State Environment Impact Assessment Authority, Pollution Control Board, and other authorities, Department and offices and further to sign and deliver all such applications, affidavits, declarations representations, petitions, plans, drawings, or any other documents or papers whatsoever and to do and cause to be done all such acts, deeds, things and matters as may be necessary or expedient in the opinion of the attorney, hereby constituted.

3. In respect of the SAID PROPERTY, to apply for approval of plans and other approvals from Planning and Development Authority, Town and Country Planning Department, Panchayat, Municipality, PWD and/or any other department or office and for this purpose sign, execute and submit all required documentation and do all needful acts.
4. To apply for partition, demarcation, mutation from the concerned statutory authority and further to

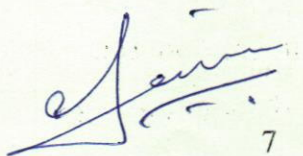
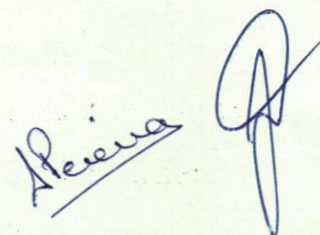
A handwritten signature in blue ink, appearing to be 'A.G. Raut Desai'.

A handwritten signature in blue ink, appearing to be 'A.G. Raut Desai'.

sign and deliver all such applications, affidavits, declarations representations, petitions, plans, drawings, or any other documents or papers whatsoever and to do and cause to be done all such acts, deeds, things and matters as may be necessary or expedient in the opinion of the attorney, hereby constituted.



5. To apply for corrections and changes in the survey records, and/or survey plans, in the survey authorities/ department or before the Mamlatdar/Deputy Collector or any other concerned revenue authorities/department, either by way of mutation, partition, correction, subdivision, conversion or otherwise and to give no-objection for such purpose.
6. In respect of the SAID PROPERTY, to apply for conversion of land and for this purpose sign and submit all documents and do all required acts and deeds.
7. To file or to submit necessary documents before the concerned officers/ departments and to receive back the said documents from the said authority and to on my behalf apply for the different documents from the various authorities.
8. In respect of any matter connected to the SAID PROPERTY, to accept service of summonses, notices, notifications and/or correspondence issued


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by any court, office or authority against me/us in any proceedings and to receive all letters addressed to me/us and to give suitable replies to the same.

9. In respect of any matter connected to the SAID PROPERTY, to file/institute, pursue and/or defend any actions, including criminal complaints/civil cases, execution proceedings, appeals, claims, and/or other petitions and other legal proceedings before any Court, Tribunal, Forum, Government department and other statutory authorities and for such purposes engage advocates on signing of vakalatnamas. To on my/our behalf sign and verify pleadings, depose on oath, swear affidavits, execute undertaking, indemnity bond/s or declarations or consent/compromise terms, sign applications, in any of the proceedings in which my interest are concerned. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes, between me / us and any other person or person.
10. Generally, to make, sign and deliver all such writings, affidavits, declarations, bonds, agreements, instruments and documents whatsoever and to do and cause to be done all such acts, deeds and things as may be necessary or expedient in the opinion of the attorney, hereby constituted.



[Signature]

[Signature]

AND I/WE as maker of this instrument, do hereby undertake and agree to ratify and confirm, if necessary, all the acts done by my said attorney by virtue of this instrument; and I/We hereby further declare that all such acts shall be binding on me/us as if I/We have personally performed the same.

I / We further make it known that it is my/our intention that this Instrument of Power of Attorney should be irrevocable and I / We make it known that it is my / our intention that this Irrevocable General Power of Attorney shall be given widest possible meaning and interpretation. We also make it clear that any of our Power of Attorney Holders are authorized to singularly use any of the powers hereby conferred.



IN WITNESS WHEREOF, I / We have executed this instrument of Power of Attorney, on this 29th day of the month of June of the year 2020.

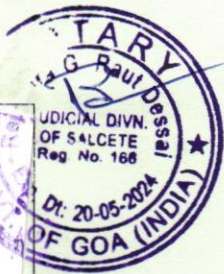
[Signature]
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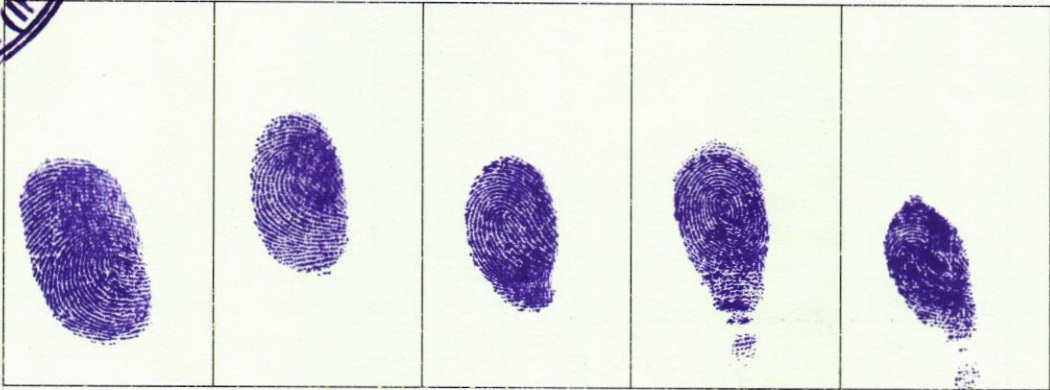
[Signature]

[Signature]

SIGNED AND DELIVERED
by the within the
EXECUTANT No. 1



MR. EUSTAQUIO
AMANCIO PEREIRA



Right Hand Finger Impression

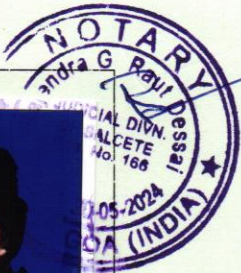


Left Hand Finger Impression

SIGNED AND DELIVERED

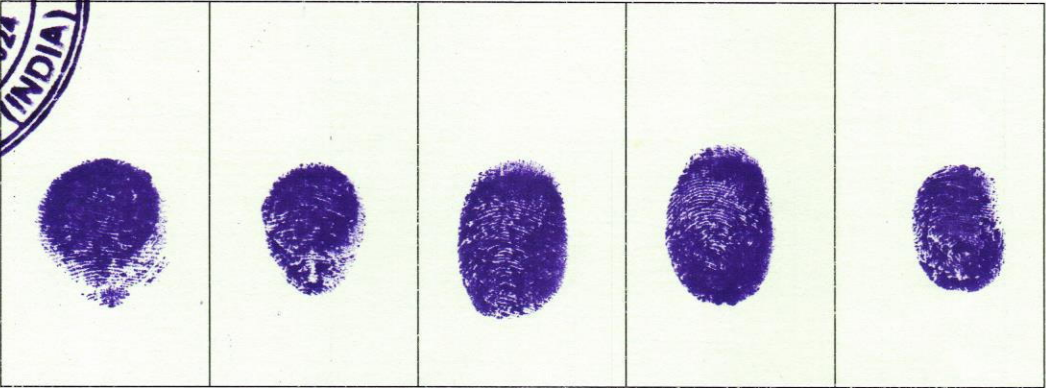
by the within the

EXECUTANT No. 2

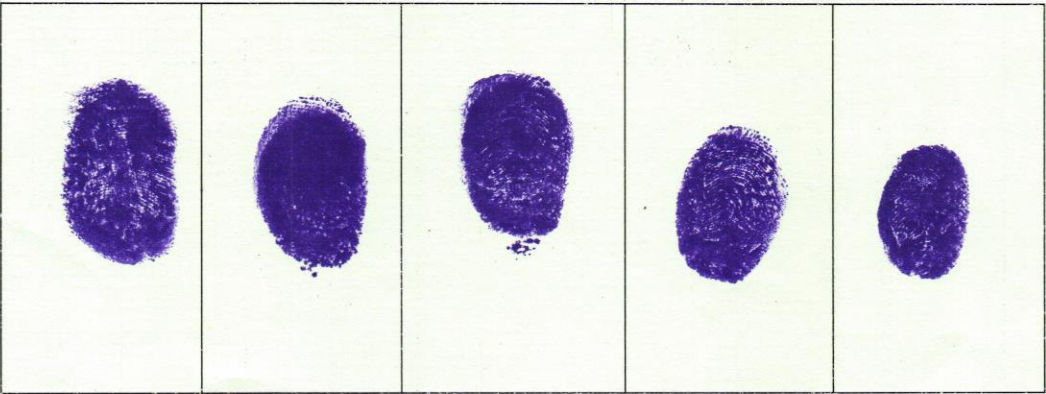


Stephanie Pereira

MRS. STEPHANIE
PEREIRA



Right Hand Finger Impression

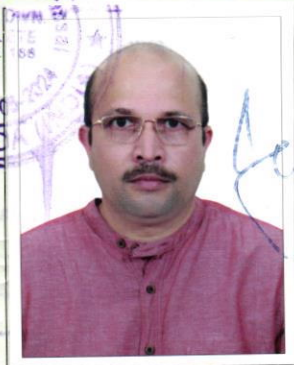
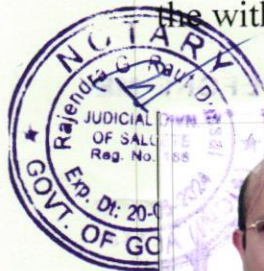


Left Hand Finger Impression

[Signature]

ACCEPTORS

SIGNED AND DELIVERED by
the within the ACCEPTOR



Jammie Jose

Jammie Jose

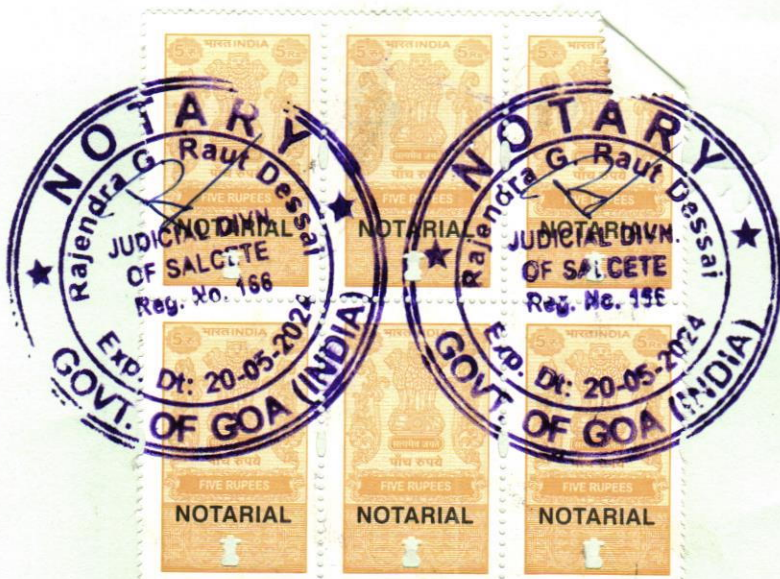
MR. JAMMIE JOSE
MARIA ADOLFO DIAS



Witnesses:

Sr. No	Name and Address	Signature
1.	Rohan Pereira Ho No. 283 Mando pa Navelim Salcete. Goa	<i>Rohan Pereira</i>
2.	Velanna C. Faleiro UG 1, C Block Suman Residency, st. Joaquim Road Borda. 403602	<i>Faleiro</i>

[Signature]



EXECUTED BEFORE ME
WHICH I ATTEST

[Signature]

Rajendra G. Raut Dessai
ADVOCATE & NOTARY

MARGAO

STATE OF GOA (INDIA)

PLACE: MARGAO

REG. NO.: 42031/2020

DATE: 29-06-2020

