



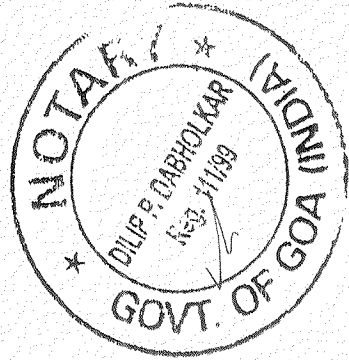
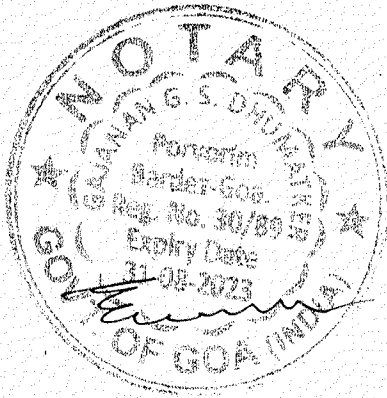
गोवा GOA

631678

Stamp Vendor, Panaji Date 8/4/21
Purchaser SB
Purpose _____ Name of Father _____
Transacting Parties:

Stamp Vendor

Sign of Purchaser

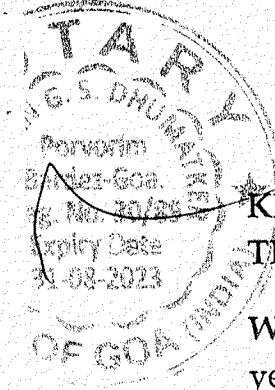


POWER OF ATTORNEY

For JAI BHUVAN BUILDERS PVT. LT

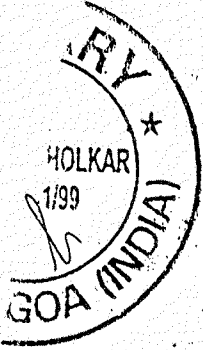
Surat

Director



KNOW ALL MEN TO WHOM THESE PRESENTS SHALL COME THAT :-

WE, MRS. POOJA SUNIL SIRSAT, daughter of late Suhas V. Karpe, 38 years, married, business, Indian national, having PAN Card no. _____ Adhar no. _____ and Mobile no. 9822489873 and her husband MR. SUNIL KAMLAKANT SIRSAT, son of Kamlakant D. Sirsat, 41 years, Indian National, Advocate, married, having PAN Card no. _____ ; Adhar no. _____ Both residents of "Mahalaxmi", Behind G. S. Amonkar Vidhya Mandir School, Dattawadi, Mapusa-Goa.

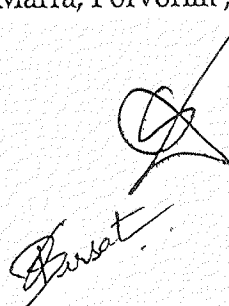


SEND GREETINGS :-

WHEREAS there exists a property known as "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of village Anjuna, in the limits of the village Panchayat of Anjuna-Caisua, Bardez Taluka, North Goa, State of Goa, Taluka Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office and Surveyed under old Survey No. 672 and presently Surveyed under Survey No.441/5 of Village Anjuna Bardez Goa shall herein after be referred to as the "Said Property" and is better described in SCHEDULE I hereinbelow.

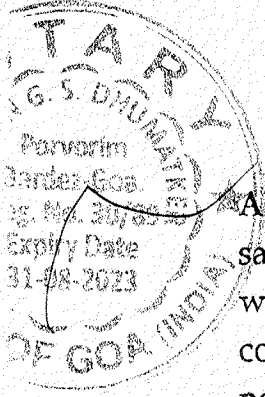
AND WHEREAS by an AGREEMENT FOR SALE-CUM-DEVELOPMENT dated 22.04.2021 executed between us and Mr. BHUVANISH SADANAND SHETH, we have entrusted development of the said property to Mr. BHUVANISH SADANAND SHETH, on terms and conditions stipulated in the said Agreement.

AND WHEREAS, JAI BHUVAN BUILDERS PVT. LTD., a Company registered under the Companies Act 1956, having PAN- _____, having office at SM/101, Nova Cidade Complex, Alto Porvorim, Goa 403 521, vide Borad Resolution dated 21.04.2021, have nominated Mr. BHUVANISH SADANAND SHETH, he being their Director and called upon us to confer powers in terms of the said AGREEMENT FOR SALE-CUM-DEVELOPMENT dated 22.04.2021 in favour of Mr. BHUVANISH SADANAND SHETH, having PAN- _____, Aadhar Card No. _____, mobile no.9657864444, email ID:- b_sheth@yahoo.com, residing at Flat no. B-13-102(463/F2), Nova Cidade Complex, Village Panchayat Pilerne-Marra, Porvorim, North Goa, Goa-403521.

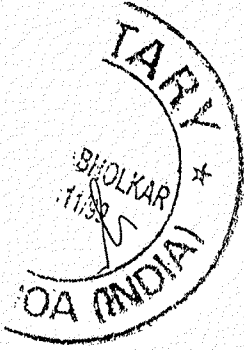

Sirsat

For JAI BHUVAN BUILDERS PVT. LTD.


Director

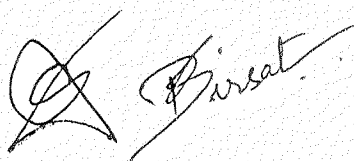


AND WHEREAS in compliance with the stipulations contained in the said AGREEMENT FOR SALE-CUM-DEVELOPMENT dated 22.04.2021, we are bound to issue Power of Attorney conferring powers hereinafter conferred on said Mr. BHUVANISH SADANAND SHETH and or his nominees so as to enable them to apply for permissions and commence development of the said property and to do all that in required in accordance with the stipulations contained in the said AGREEMENT FOR SALE-CUM-DEVELOPMENT dated 22.04.2021.



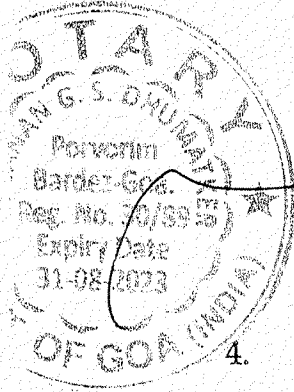
AND WHEREAS in compliance with the stipulations contained in the said AGREEMENT FOR SALE-CUM-DEVELOPMENT dated 22.04.2021, we hereby constitute, nominate and appoint Mr. BHUVANISH SADANAND SHETH, son of late Sadanand Sheshgiri Shet, aged about 47 years, married, Indian national and residing at Flat No.B-13-102(463/F2), Nova Cidade Complex, Alto Porvorim, Bardez Goa, 403521, holder of PAN Card No. to do the following acts and deeds on our behalf:

1. To enter into Agreement for Sale, Deed of Sale, Deed of Transfer or Deed of Conveyance to sell, transfer or convey the said property better described in SCHEDULE I herein below or any part thereof allotted to Jai Bhuvan Builders Pvt. Ltd. in strict compliance of the terms and condition of the AGREEMENT FOR SALE-CUM-DEVELOPMENT dated 22.04.2021 to any prospective purchasers or any third party and to admit their execution before the Sub-Registrar of Bardez or another registering authority and enter into Agreement for Sale, Deed of Sale, Deed of Transfer or Deed of Conveyance with respect to said property along with proportionate undivided share in the land along with built-up area in-terms of the said AGREEMENT FOR SALE-CUM-DEVELOPMENT dated 22.04.2021.
2. For us and on our behalf to apply for and obtain the necessary permissions/licences/approvals from the Town and Country Planning Department and other authorities constituted under the Town and Country Planning Act and for the said purpose to represent us before the Town and Country Planning Department, to carry out the construction in the said property.
3. To apply for and obtain the necessary permissions/licenses/approvals from the Village Panchayat of Anjuna and for the said purpose to represent us before the Village Panchayat of Anjuna for development of the said property described


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For JAI BHUVAN BUILDERS PVT. LTD.

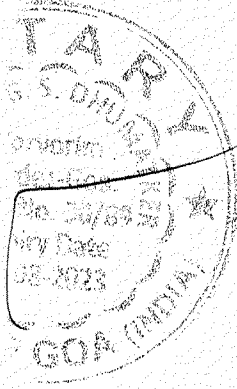

Director



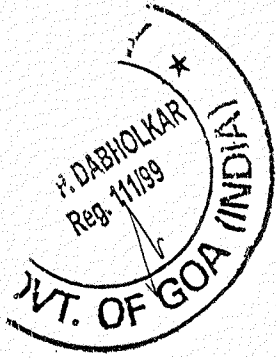
in Schedule-I hereto and the other authorities constituted under the Panchayat Raj Act, to carry out the construction in the said property.

4. For us and on our behalf to apply for and obtain the necessary permissions/licences/approvals/No Objection Certificates from the Public Works Department, Health Department, Electricity Department, Fire Department, and other authorities/departments, Village Panchayat of Anjuna and or other authorities and for the said purpose to represent us before the concerned authorities/department, to secure the necessary approvals/licences/N.O.Cs. in order to carry out the development in the said property.
5. To represent us before the authorities constituted under the Land Revenue Code for the purposes of securing the conversion of the said Property for carrying out the construction in the said property.
6. To appoint Architect/Engineer/Contractor to carry out development of the said property in accordance with AGREEMENT FOR SALE-CUM-DEVELOPMENT dated 22.04.2021.
7. To apply for and obtain the necessary permissions/licences/approvals from the competent Government Authorities in respect of the said property.
8. To manage, control, look after and supervise the said property in any manner as our said attorney considers necessary and to pay all amounts due and payable in respect of the said property to the concerned authorities and to get the receipts thereof.
9. To appear and act for us and to represent us in all Courts of law, Civil, Criminal, Administrative, Revenue Original, Revisional or Appellate, in the Court of Collector, Deputy Collector, Rent Controller, Mamlatdar, Magistrate or A.K., in the Land Survey Department, in any Panchayat or Municipal Offices, and to sign, verify complaints, written statements, affidavits, petitions and also to present Appeals, Revisions, Reviews or Writs in the competent Court, Superior Court or law.
10. To commence, prosecute, file suits, enforce or to defend, answer or to oppose all actions and other legal proceedings, suits, appeals, revisions, reviews, inventories, and demands in any of the matters aforesaid or in any other matters in which we may hereinafter become interested or concerned and also if our said Attorney should deem it fit, to compromise, settle, adjust, compound any other matter

For JAI BHUVAN BUILDERS PVT. LTD.



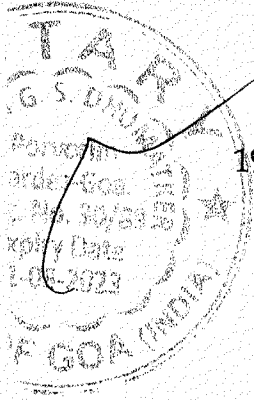
and also refer to arbitration, abandon, submit to judgment in any such actions or proceedings, as aforesaid.



11. To represent us in all Government Offices, in the Court and Offices of Collectorate, Deputy Collectors, Sub-Registrars, Mamlatdars, Mamlatdar for Record of Rights, Enquiry Officers in the Land Survey Offices, Municipal Councils, village Panchayats, Talathis, Police Stations, Forest Department, Town Planning Department, Public Works Department, Planning and Development Authorities and in all other Public Offices and before all the Authorities exercising judicial or quasi-judicial powers.
12. To swear Affidavits on our behalf and to adduce oral and documentary evidence before any Court of law or Public office or before any Authority exercising judicial powers.
13. To engage and discharge Advocates, Pleaders, etc., and to sign their Vakalatnamas and to accept services of Summons, Notices and Notification or any correspondence issue by any Court of law, Public office and/or Government Authority against us in any proceedings or otherwise and to give suitable replies to the same.
14. For us and on our behalf to pay the requisite license fees towards the licenses obtained and secured from the concerned authorities, provided however, that the costs thereof are borne by our said Attorney.
15. For us and on our behalf to do all the acts, deeds and things required to be done and to represent us before the said Authorities in Proceedings initiated before the said Authorities by our said Attorney for the purpose of securing the necessary approvals/licenses for the development of the said property.
16. AND to delegate any or all of the powers herein conferred to any person our said Attorney deems fit and proper.
17. To rectify any mistakes, slips or errors and to rectify and ratify acts, deeds contracts, agreements or any other instruments in respect of said property.
18. AND we hereby agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do, or purport to do or cause to be done by virtue of these presents.

For JAI BHUVAN BUILDERS PVT. LTD.

Director



19. AND GENERALLY to do, execute and perform any other acts, deeds, matters and things, which in the opinion of our said Attorney ought to be done, executed and performed in relation thereto as fully and effectually in all respects, as myself could do the same if we were personally present.

20. AND WE HEREBY AGREE TO RATIFY and confirm all and whatsoever our said Attorney shall lawfully do, or purport to do, or cause to be done by virtue of these presents.



SCHEDULE I

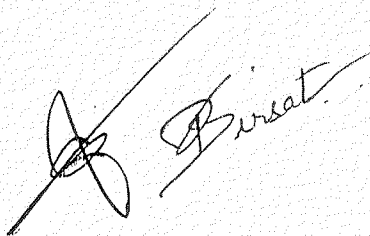
ALL THAT THE SAID PROPERTY known as "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of village Anjuna, in the limits of the village Panchayat of Anjuna-Caisua, Bardez Taluka, North Goa, State of Goa, Taluka Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office and Surveyed under old Survey No. 672 and presently Surveyed under Survey No.441/5 of Village Anjuna Bardez Goa, admeasuring an area of 950 Sq. mts., and bounded as under:-

East: By Road;

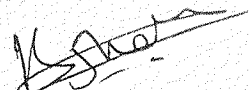
West: By property surveyed under Survey no. 441/4 of village Anjuna, Bardez-Goa;

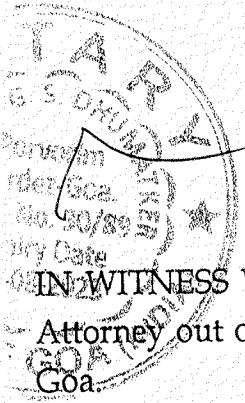
North: By Road;

South: By property surveyed under Survey no. 441/6-A of village Anjuna, Bardez-Goa;



For JAI BHUVAN BUILDERS PVT. LTD


Director



IN WITNESS WHEREOF, we the above named have signed this General Power of Attorney out of our free will and consent on this 22nd day of April 2021 at Mapusa, Goa.

EXECUTANTS:



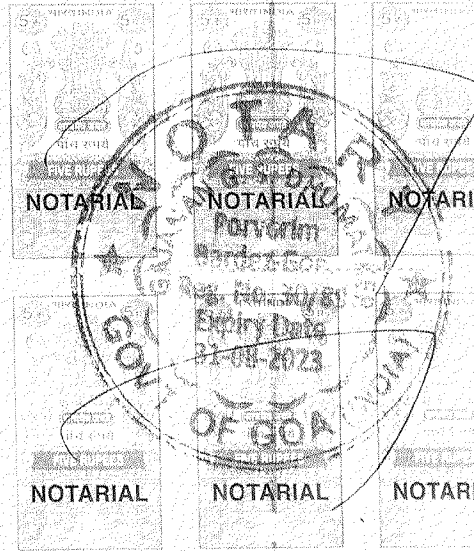
Sirsat

MRS. POOJA SUNIL SIRSAT



Sirsat

MR. SUNIL KAMLAKANT SIRSAT



CERTIFIED TO BE TRUE COPY OF ORIGINAL

[Signature]
/GA. JANANG S. DHUMATKAR
03/06/2021

Accepted by me:
For JAI BHUVAN BUILDERS PVT. LTD.

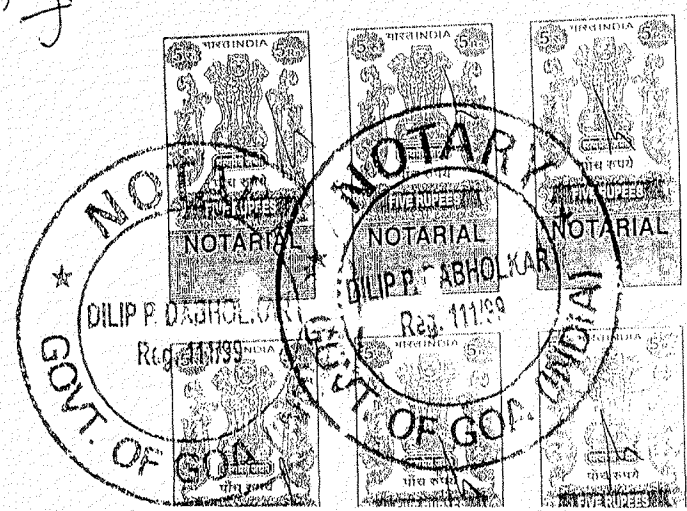
[Signature]
Director

MR. BHUVANISH SADANAND SHETH



In the presence of:

- [Signature]* Lisa D Souza
- [Signature]* Kiran Parab



Executed before me
Mapusa On 22-04
Reg. No. 379/2021

[Signature]
D.P. DABHOLKAR
B.Sc. (Hons) LLB NOTARY

