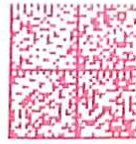


NKGSB CO-OP. BANK LTD.
Ponda, Goa Branch

[Signature]
Officer / Manager

Phone No: _____
Sold To/Issued To:
Narayanrao R Desai
For Whom/ID Proof:
Pan card



MAY-10-2022 17:03:22
₹ 0306600/-
ZERO THREE ZERO SIX SIX ZERO ZERO
Other
3B1522B1662202092960-00000711
3B1522B 36/02/07/2021-RD11

1. 804/2022

PON - POA Register - 8 - 2022



SPECIFIC POWER OF ATTORNEY

P. Verkan

SP. Verkan

N. Desai

Contd/-

TO ALL TO WHOM THESE PRESENTS SHALL COME, THAT WE (1) SHRI. PRADIP alias PRADEEP TUKARAM VEREKAR, son of late Tukaram Vinayak shet Verekar, age 71 years, married, Occup- business, holding Aadhaar Identity Card No. [REDACTED] and PAN Card No. [REDACTED] Indian National, and **(2) SMT. SHUBHADA PRADIP VEREKAR**, wife of Shri. Pradip T. Verekar, daughter of Shri, Harendra Kanvinde, age 63 years, housewife, holding Aadhaar Identity Card No. [REDACTED] and PAN Card No. [REDACTED], Indian National, both residing at Flat No. F-1, Garkul Apartment, Near Satyam Shivam Housing Society, Shantinagar, Ponda-Goa, (hereinafter referred to as "**Owners**") do hereby **SEND GREETINGS**.

WHEREAS we are the owners of an immovable property admeasuring an area of 636.00 sq. mtrs, of the property known as "MALAR" also known as "GORBAT" alias "GHAR BHAT" surveyed under survey No.171/1-F of village Ponda, Taluka Ponda-Goa, more specifically described in the Schedule-I, hereunder written and hereinafter referred to as "**said Property**"

AND WHEREAS by Agreement for Development and Sale dated 10/05/2022, we have entered into agreement with the Builder Shri. Narayanrao R. Desai, proprietor of M/s Desai Developers and entrusted the said Property mentioned in schedule herein below for development purpose and by virtue of aforesaid agreement, the Builder has agreed to construct and allot to the Owners, the following premises in the building proposed to be constructed on the said Property :-

Pradip

SPVerekar

NDesai

Contd/-

- 1) A residential Premise being flat of 2BHK bearing Flat No.F-2, admeasuring 111.08 square meters(super built-up area) located on the first floor of the building proposed to be constructed on the said Property.
- 2) A residential Premise being flat of 2BHK bearing Flat No.T-1 admeasuring 111.08 square meters (super built-up area) located on the third floor of the building proposed to be constructed on the said Property.
- 3) A residential Premise being flat of 2BHK bearing Flat No.T-2 admeasuring 111.08 square meters (super built-up area) located on the third floor of the building proposed to be constructed on the said Property.



AND WHEREAS For the purpose of stamp duty and registration fee said Property is values at Rs. 76,64,520/-(Rupees Seventy Six Lakhs Sixty Four Thousand Five Hundred Twenty Only) being value of cost of construction of the premises allotted to the Owners and as such the appropriate Stamp duty @ 4 % is paid herewith.

AND WHEREAS for the purpose of undertaking the development of the said Property hereby agreed to sell and to do the various acts, deeds and things as mentioned herein below in connection with our Property mentioned in schedule herein below, we desire to appoint Shri. Narayanrao R. Desai, proprietor of M/s Desai Developers on our behalf to do the various acts, deeds and things herein below.

[Signature] *[Signature]* *[Signature]*

Contd/-

NOW THEREFORE BY THIS INSTRUMENT OF POWER OF ATTORNEY WE, (1) SHRI. PRADIP alias PRADEEP TUKARAM VEREKAR, son of late Tukaram Vinayak Shet Verekar, major in age, married, holding Aadhaar Identity Card No. [REDACTED] and **(2) SMT. SHUBHADA PRADIP VEREKAR**, wife of Pradip T. Verekar, major in age, holding Aadhaar Identity Card No. [REDACTED], both Indian National and resident of the above mentioned address, do hereby nominate, constitute and appoint **SHRI. NARAYANRAO R. DESAI**, son of Ramchandra Narayan Desai, age 40 years, married, occup-business, holding Aadhaar identity Card No. [REDACTED], PAN Card No. [REDACTED], Indian National, resident of H No.345/9 Opp. Viraj Wood Industry, Perigol, Kavlem, Ponda-Goa, as our true and lawful Attorney to act for us and on our behalf and to do, execute and perform all or any of the following acts, deeds and things that is to say;

1. To approach and represent us before all kinds of Government or semi-Government or Notary offices like Mamlatdar, Deputy Collector, Collector, Municipal office, Block Development Officer, Directorate of Panchayat, Town and Country Planning Department, Planning and Development Authorities, Electricity Dept, PWD, Water Department, Survey Department, Directorate of Settlement and Land records Department, Forest Department, Health Department, Directorate of Fire and Emergency services, Real Estate Regulatory Authority office and all kinds of public bodies, public and private institution to file and sign any applications, Forms, plans, Undertaking,

Pradip

SPVerekar

NDesai

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Declarations, affidavit etc., in connection with said Property.

2. To apply for, pursue, obtain, receive, and recover all kinds of licenses, permissions, clearances, approvals, sanctions, construction license, Sanad, No objection certificate, permissions from all concerned authorities inclusive of Municipal council, Town and Country Planning Dept, P.D.A, SGPDA, Real Estate Regulatory Authority, Health Department, Directorate of Fire and Emergency Service, Land & Survey Dept, Village Panchayat, Forest Department for cutting of any tress and/or transporting of trees and obtain renewals and/or extension from time to time as also with department of Electricity, Public Works Department for obtaining electric connection, water connection and to sign any applications, forms, declarations, swear affidavits, undertaking etc., as may be required in respect of development in said Property and to present, receive, collect any documents in connection with said plot before competent authorities as and when required.
3. To submit the layout of the proposed building to the P.D.A, SGPDA, Health Department, concern Municipal Authority, and/or Town and Country Planning Development Authority, and to get the same sanctioned by the said authorities in respect of the new building proposed to be constructed therein and for that purpose to sign all applications, forms, declarations, affidavits, undertaking and other papers and to pay the requisite fees and premiums and to do all other acts



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and things necessary to obtain approval to such layout from concern authorities.

4. To enter into and sign and contract with the contractor/s or builder/s for construction as well as contractor for labourers and to sign such agreements if needed.
5. To obtain completion and occupancy certificate from the concern authority like Municipal Council, or PDA or Town and Country Planning Department after the completion of the proposed building in all respect.
6. To develop and construct a building on the said Property as per the sanctioned plans and according to the specification and other requirements of the concerned authorities and for that purpose to employ contractor/s, architect/s, structural engineers, surveyors and other professional as may be required from time to time for the constructions of the proposed building in said Property.
7. To engage, appoint and terminate the services of Contractors, Architect, Engineers, surveyors, Advocates, Chartered Accountants, other professionals and for that purpose to sign requisite applications, authority letters, forms, Vakalatnama etc.
8. To agree to sell, to sell or to deal with in any manner the Flats/premises and/or any rights in any Flats/premises along with proportionate right to the land appurtenance to said Flat/premises or building along with stilt parking, as also in any structure or any other premises standing in the said Property or portion except aforesaid flats/premises allotted for the



P. Venkatar

S. Venkatar

N. Venkatar

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Owners mentioned above and for that purpose to make, sign, execute and present for registration before civil registrar cum Sub-Registrar office, any Agreements, Deeds, conveyance undertaking, Declarations, or any documents and admit execution of such documents including Agreement for sale, Agreement for Lease, Agreement for leave and license, Deed of cancellation of Agreement, Deed of sale, or Conveyance Deed, Gift Deed, Mortgage Deed, Partition Deed, Exchange Deed, Rectification and/or Ratification Deed etc., and also to issue valid receipts towards consideration received on our behalf for the sale of said portion/flats/premises/ structure/stilt-parking and/or proportionate right in said property etc., as also to pay any price and obtain receipt thereof.

9. To execute and perform all such acts, deeds and things concerning the sale of said flats standing in the proposed building and or proportionate right in said Property.
10. To verify any complaint as also give evidence on oath /depose on our behalf and to represent us before all kinds of courts, Quasi-Judicial Authorities, Tribunals, Land Survey Department, Land Revenue Authorities.
11. To give No Objection Certificate, assurance, undertaking or declaration on our behalf to any Bank or financial institution for availing loan to the prospective Purchaser to purchase their respective flat/s their by mortgaging their respective Flat with concerned bank by way of security for repayment.

Bobekkar SP Venekar M. Desai

Contd/-

12. To accept the summons, notices or any other process issued by any court of law in connection with said Property.
13. To negotiate the terms and to agree to sell and enter into or conclude any agreement for sale and sell the said premises, flats or shop together with proportionate right to land to purchasers at such price as the said Attorney in its absolute discretion, thinks proper and/or to cancel and/or repudiate the same.
14. To receive from the intending Purchasers/Allotees any earnest money and/or advance or advances and also the balance or purchase money, and to give good, valid receipt and discharge for the same.
15. To represent us before any concerned Civil Registrar cum Sub-Registrar office and Notary Public Ex-Officio and to execute, sign, present and admit execution of any Agreements, Deeds or any documents including Agreement for sale, Agreement for Lease, Agreement for leave and license, Deed of cancellation of Agreement, Deed of sale, or Conveyance deed, Gift deed, Mortgage deed, Partition deed, Exchange deed, Rectification and/or Ratification deed etc. either executed by us or executed by our said Attorney on our behalf and also to collect aforesaid documents on our behalf.
16. To maintain, manage and to look after our said Property and to defend any interest in respect of the said Property against any person or whole world as I could myself do and to restrain and restrict any third party invasion, trespass and/or interference in and around our said Property and to file proper applications to the Authorities including Police Complaints if necessary on



P. Venkatar

S. Venkatar

M. Venkatar

Contd/-

our behalf to settle, compromise, compound the complaints, encounter the complaints on our behalf before any Authorities.

17. To represent us to file applications, suit, petitions, declaration, plaints etc and to defend our interest in all proceedings in all Courts, Civil, Criminal, Revenue including Court of the Mamlatdar, Dy. Collector, Collector, Administrative Tribunal, District & Session court, High Court, Apex Court, etc and to sign and verify plaints, written statements, petitions, Memorandum of Appeal, Applications and swear Affidavits of all kinds and to file them in any such Court or Office and to compromise, compound and reach to an amicable settlement to any disputes. Also to swear or make statements on oath, depose on our behalf and to execute any judgement decree or order.

AND GENERALLY to do and caused to be done or execute all the acts, deeds and things required for the above purpose and we undertake TO RACTIFY AND CONFIRM all the acts whatsoever our said Attorney may do or to be done by virtue and in pursuance of the said authority hereby given to him.

AND WE hereby declare that this Power of Attorney conferred on our Attorney/Builder pursuant to the Agreement for Development and Sale dated 10/05/2022, shall be irrevocable for as long as agreement is in effect and further declare that all acts, deeds and things done by our said Attorney shall be constructed as acts, deeds and things done by us personally.

[Signature]

SP/verma/cor

NK Dasg

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SCHEDULE-I

(Description of the property referred above).

ALL THAT SAID PROPERTY admeasuring an area of 636.00 sq. mtrs, being an independent unit Plot, know by name of the property as "MALAR" also known as "GORBAT" alias "GHAR BHAT" situated within the limits of Ponda Municipal council, Ponda Taluka and Sub-District of Ponda, initially forming part of the property described in schedule-I above and now being identified and separately surveyed under new survey No.171/1-F of village Ponda, Taluka Ponda-Goa.

That the said Property is bounded as under:

EAST: By 10 meter wide road,

WEST: by plot No.B allotted to

Shri.Yeshwant Vinayak Shet Verekar

Surveyed under No.171/1 village Ponda

NORTH: by the property surveyed under No.169 of village Ponda,

SOUTH: By 10 meter wide road

IN WITNESS WHERE OF we have signed and executed this document of Power Of Attorney on this 10th day of May 2022.

Shet Verekar

S/Verekar

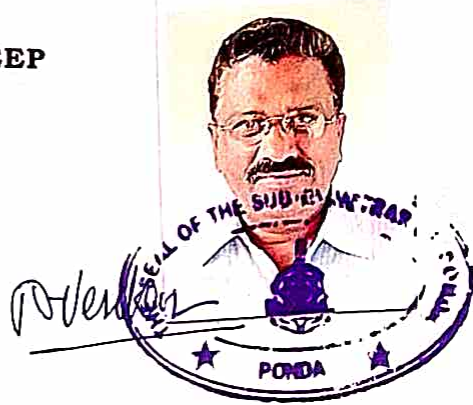
MDesai

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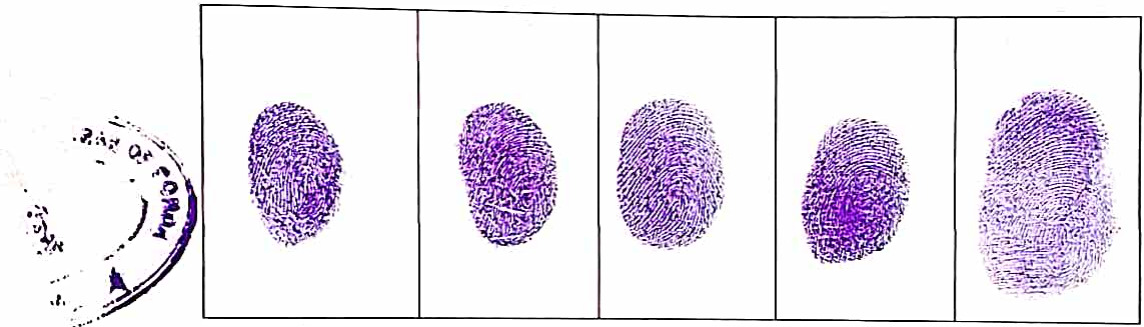
EXECUTANTS

**1. SHRI. PRADIP alias PRADEEP
TUKARAM VEREKAR**

Pradeep



**LEFT HAND FINGERPRINT IMPRESSION
SHRI. PRADIP TUKARAM VEREKAR**



**RIGHT HAND FINGERPRINT IMPRESSION
SHRI. PRADIP TUKARAM VEREKAR**



Pradeep *Pradeep* *Pradeep* Contd/-

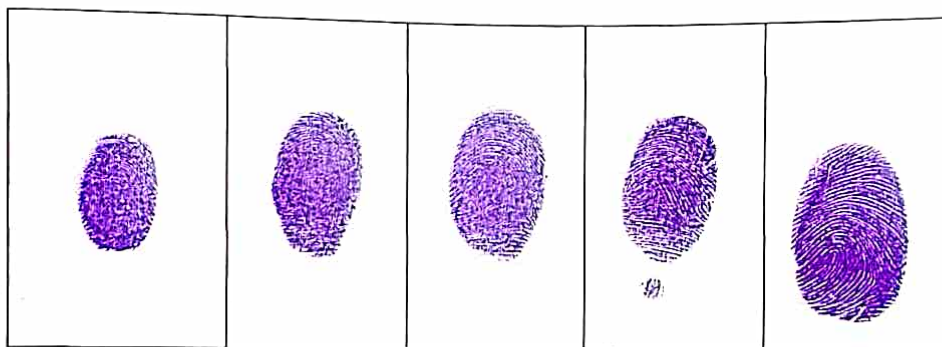
2. SMT. SHUBHADA PRADIP VEREKAR

Spvarekar



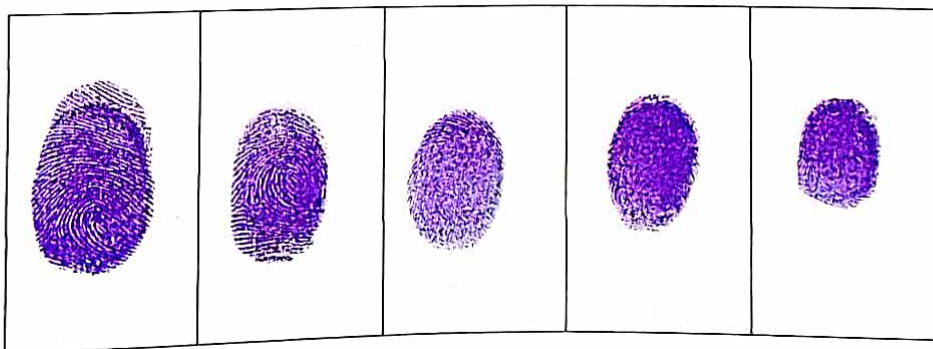
LEFT HAND FINGERPRINT IMPRESSION.

SMT. SHUBHADA PRADIP VEREKAR



RIGHT HAND FINGERPRINT IMPRESSION.

SMT. SHUBHADA PRADIP VEREKAR



Pradipkar

Spvarekar

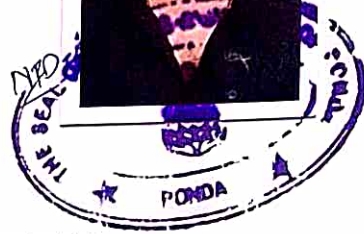
NP Desai

Contd/-

ACCEPTED

SHRI. NARAYANRAO R. DESAI

NR Desai



LEFT HAND FINGERPRINT IMPRESSION

SHRI. NARAYANRAO R. DESAI



RIGHT HAND FINGERPRINT IMPRESSION

SHRI. NARAYANRAO R. DESAI



Atankar

SP Vemalcar

NR Desai

Contd/-

In Presence of Witnesses:

1. Miss. Susmita Subhash Naik Salelkar
D/o Subhash Naik Salelkar, major in age,
R/o H No.46, Dhavali, Queula, Near Wamneshwar
temple, Ponda-Goa
Aadhaar No. [REDACTED]

Susmita
.....

2. Mr. Omkar Ulhas Naik
S/o Shri. Ulhas Naik, major in age,
R/o H No.167, Agapur Durbhat Ponda-Goa.
Aadhaar No. [REDACTED]

Omkar
.....

Salelkar

SPremkar

N.P.Desai



Contd/-

GOVERNMENT OF GOA
INSPECTOR OF SURVEY & LAND RECORDS
PONDA - GOA

PLAN

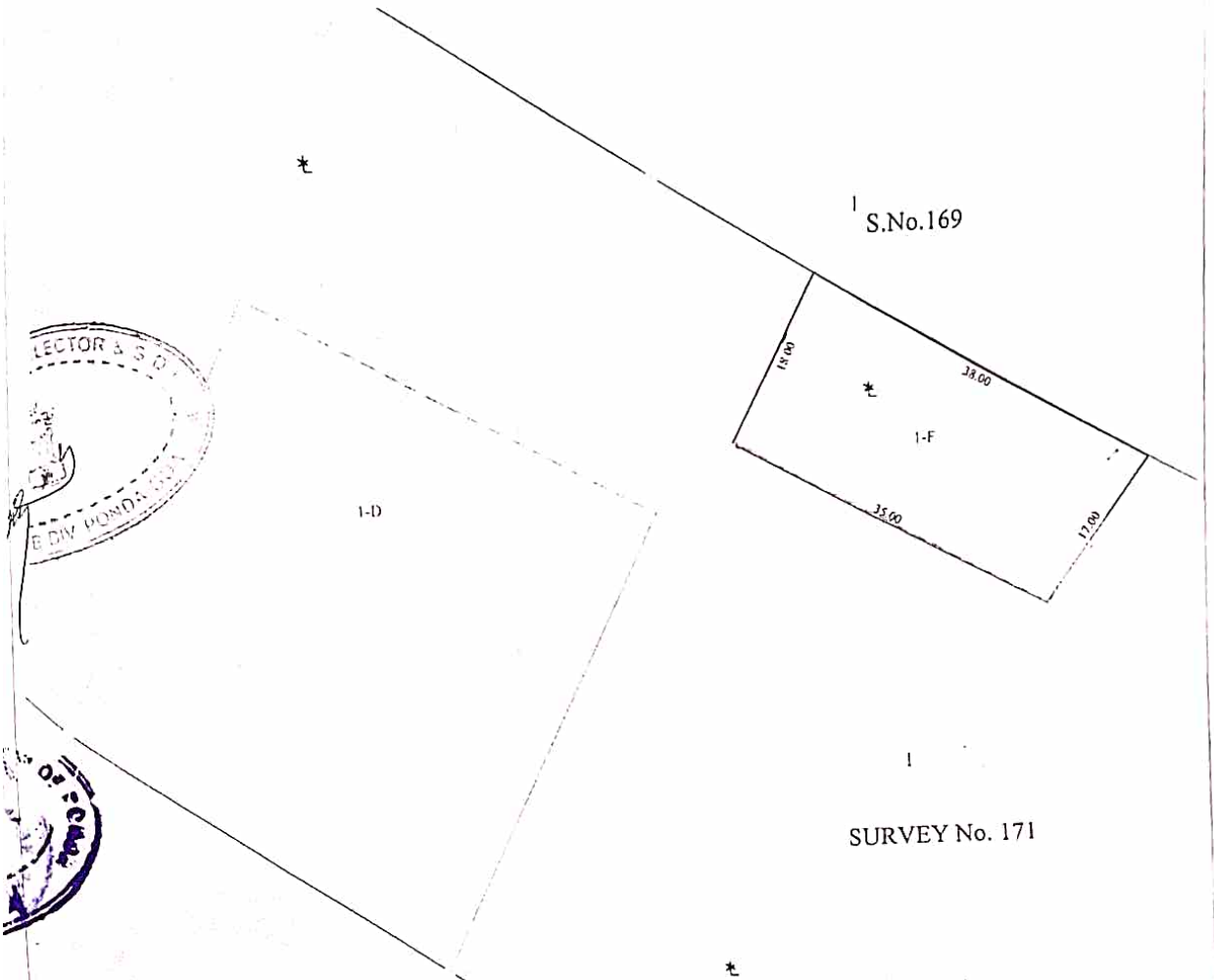
OF THE LAND BEARING SURVEY No. 171/1 SITUATED AT PONDA VILLAGE
OF PONDA TALUKA SHOWING THEREIN THE NEWLY FORMED SUB-DIV.

No. 1-F, VIDE ORDER No. PON/LRC/PART/750/2019/3473 DATED 27/12/21, ISSUED BY THE
DEPUTY COLLECTOR & S.D.O., PONDA SUB-DIVISION, PONDA - GOA.



SCALE : 1:500ⁿ

□ AREA OF THE NEWLY FORMED SUB-DIV. No. 1-F = 636.00 Sq. Mts.



Obkrkar
Srenakar
Nirdeesai

Damodar Kannaik
DAMODAR KANNAIK (F.S.)
PREPARED BY

Confirma Obkrkar

Saw
DIGVITA KERKAR (H.S.)
VERIFIED BY



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Ponda

Print Date & Time : - 11-May-2022 01:12:57 pm

Document Serial Number :- 2022-PON-804

Presented at 12:06:00 pm on 11-May-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	306600
2	Registration Fee	1000
3	Processing Fee	580
Total		308180

Stamp Duty Required :306600/-

Stamp Duty Paid : 306600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Narayanrao Ramchandra Desai ,Father Name:Ramchandra Narayan Desai, Age: 40, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - H No 345-9 Opp Viraj Wood Industry Perigol Kavlem Ponda Goa, Address2 - , PAN No. [REDACTED]			







Executer

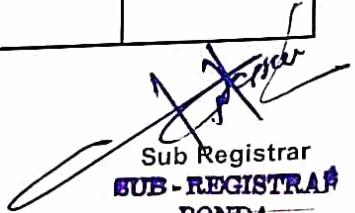
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pradip Alias Pradeep Tukaram Verekar , Father Name:Tukaram Vinayak Shet Verekar, Age: 71, Marital Status: Married , Gender:Male, Occupation: Doctor, Flat No F-1 Garkul Apartment Near Satyam Shivam Housing Society Shantinagar Ponda Goa, PAN No. [REDACTED]			
2	Shubhada Pradip Verekar , Father Name:Harendra Kanvinde, Age: 63, Marital Status: Married , Gender:Other, Occupation: Housewife, Flat No F-1 Garkul Apartment Near Satyam Shivam Housing Society Shantinagar Ponda Goa, PAN No. [REDACTED]			
3	Narayanrao Ramchandra Desai , Father Name:Ramchandra Narayan Desai, Age: 40, Marital Status: Married , Gender:Male, Occupation: Business, H No 345-9 Opp Viraj Wood Industry Perigol Kavlem Ponda Goa, PAN No. [REDACTED]			

Witness:

I/We individually/Collectively recognize the Executant, Acceptor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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1	Name: Omkar Ulhas Naik, Age: 22, DOB: 1999-06-17, Mobile: 8007458512, Email: , Occupation: Service, Marital status : Married, Address: 403401, H No 167 Agapur Durbhat Ponda Goa, H No 167 Agapur Durbhat Ponda Goa, Durbhat, Ponda, South Goa, Goa			
2	Name: Susmita Subhash Naik Salelkar, Age: 22, DOB: 1999-11-25, Mobile: 8698955176, Email: , Occupation: Service, Marital status : Married, Address: 403401, H No 46 Near Wamneshwar Temple Dhaavli Ponda Goa, H No 46 Near Wamneshwar Temple Dhaavli Ponda Goa, Queula, Ponda, South Goa, Goa			


 Sub Registrar
SUB - REGISTRAR
 PONDIA

Document Serial Number :- 2022-PON-804



Document Serial No:-2022-PON-804

Book :- POA Register Document
Registration Number :- **PON-POA Register-8-2022**
Date : 11-May-2022


SUB - REGISTRAR
PONDA

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)

