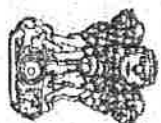


NKGSB CO-OP. BANK LTD.
Ponda, Goa Branch

N. K. G. S. B.
Office / Manager

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kazimuda, Ponda-Goa-403 401

D-5/STP(V)/C.R./35/8/2006-RD(PART)



भारत 14902 NON JUDICIAL ११
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INDIA

STAMP DUTY

GOA

Serial No. 388/2017

Presented at the Office of the

Sub-Registrar of Ponda

between the hours of

and 11.30 on 06/03/2017

192290

Received fees for Rs 192000-00 N.P.

Registration 160-00

Copying (Folios) 120 180-00

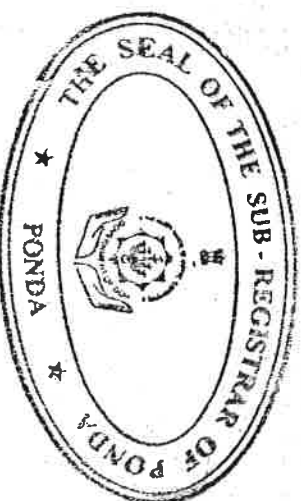
Copying Endorsements 180-00

Postage 120-00

Total Rs 192290

~~SUB-REGISTRAR~~
PONDA

~~SUB-REGISTRAR~~
PONDA



DEED OF SALE

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THIS DEED OF SALE, made and entered on this Fourth day of March in the year Two Thousand and Seventeen / (04/03/2017) at Ponda Goa, within in Registration Sub District and Taluka Ponda, District of South Goa, State of Goa.

BETWEEN

(1) SHRI SADANAND GOVIND KAMAT, son of Govind Kamat age 78 years, widower, business, R/o A-11, Swapnaship, Ganesh Nagar, Kothrud, Pune 411038, Maharashtra, Indian National, holding pan no. AECPK7557G and Adhar No. 926988313849, Mobile No.09822063085,

(2) MRS SHUBHANGI DNYANESH AMONKAR, D/o Sadanand Kamat, age 43 years, married, service, Indian National, holding pan no. ADQPB5056L, Adhar No. 300837958900 and her husband,



(3) MR DNYANESH NARENDRA AMONKAR S/o Narendra Amonkar age 50 years, married, business, Indian National, holding pan no. AACPA2506M, Adhar No. 430903232306, both R/o B 201, Vasant Milestone, Veera Desai Road, Andheri (W), Mumbai,

(4) SHRI MAHENDRA SADANAND KAMAT, son of Sadanand Kamat, age 41 years, married, business, Indian National, holding pan no. AFMPK3918C, not holding Adhar Card and his wife,

(5) **SMT YAMINI MAHENDRA KAMAT**, w/o. Mahendra S. Kamat, age 40 years, married, housewife, Indian National, holding pan no. **AADPK3414F**, Adhar No. **568196959437**, both R/o flat no. 504, S. no. 19/6+7/2/1, Vanshaj Opulence, Near Shanti Vihar, Bavdhan, Pune, 411 021, hereinafter called as '**VENDORS**' (which expression unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, successors, and assigns) **OF THE FIRST PART.**

AND

(6) **M/S PANKAJ BUILDERS AND DEVELOPERS**, through its proprietor Shri Kishor Shrikant Naik, s/o. Shrikant Sitaram Naik, age 43 yrs, married, businessman Indian National, r/o Dhavli, Ponda, Goa, holding Pancard No. **ABQPN9597E**, hereinafter referred to as '**THE PURCHASER**' (which expression unless repugnant to the context or meaning thereof be deemed to include his heirs, legal representatives, successors, and assigns) **OF THE SECOND PART.**



WHEREAS in the village Orgao of Marcel in Ponda Taluka there is a property known as "Borod" which is described in the Land Registration office under no. 3628 at page 102 of Book B-1 (new), of Bicholim and now surveyed under new survey No. 59/11 of village Orgao, taluka Ponda and bounded on the East and south by Borodo of Comunidade, on the west by Xir of Vinaoca Bhot and on the north by Ghorbata Xir. The 13/14th

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part of this property which is distinct and separate belonged 1/3rd to late Vasudev Ganesh Sukhtankar, 1/3rd to Krishna Shanker Sukhtankar and the remaining 1/3rd to Vishnu Ramchandra Karande. The said three co-owners amicably divided the said property into three plots and the said division was accepted and confirmed by the Court of the Civil Judge Senior Division, Bicholim, in Regular Civil Suit no. 29/1977, which property is hereinafter referred to as "SAID PROPERTY".

AND WHEREAS said Vishnu Ramachandra Karande expired on 24/6/1966 and in terms of Deed of Succession dated 4/4/2002 recorded at pages 78 (V) of the Notarial Book (Deeds) No. 575 Smt Annapurnabai Vishnu Karande was declared as his wife and moiety holder and seven children namely Smt Sarogini Shambu Sukhtankar, Shri Umakant Vishnu Karande, Shri Arun Vishnu Karande, Shri Shashikant Vishnu Karande, Shri Arvind Vishnu Karande, Shri Suresh Vishnu Karande and Shri Pradip Vishnu Karande. Subsequently Shri Umakant Vishnu Karande expired on 3/2/1988 bachelor and on 31/3/1990 Smt Annapurnabai Vishnu Karande expired leaving behind Smt Sarogini Shambu Sukhtankar, Shri Arun Vishnu Karande, Shri Shashikant Vishnu Karande, Shri Arvind Vishnu Karande, Shri Suresh Vishnu Karande and Shri Pradip Vishnu Karande as her sole and universal legal heirs.

AND WHEREAS after the death of Vishnu Ramchandra karande, the said part of the property belonging to him was



St *St*

surveyed under survey no. 59, sub-division 11 of village Orgao in the name of one of his son Shri Ravindra Vishnu Karande.

AND WHEREAS all the legal representatives of Vishnu Ramchandra Karande sub-divided the said property into smaller plots and numbered them as 1,2,3,4,5, and 6. The said division is approved by the Town and Country Planning Department vide their letter no. TCP/CONST/ORG/59/93/426 dated 9/12/1993 addressed to the Sarpanch of village Panchayat Tivrem.

AND WHEREAS the village panchayat Tivrem Orgao, Ponda Taluka by their letter no. VPTO/SD/93-94/722, dated 30/12/1993 have given their no objection certificate to the said sub-division.



AND WHEREAS in terms of Deed of Partition dated 23/05/1994 and registered before Sub Registrar Bicholim and bearing Registration No. 85 at pages 73 to 86 of book I volume 57 dated 28/7/1997, the legal representatives of said Vishnu Ramchandra Karande partitioned the said property into six plots and the plot no.2 admeasuring 473 sq. mts was allotted to the Shri Arun Vishnu Karande and his wife Asha Arun Karande.

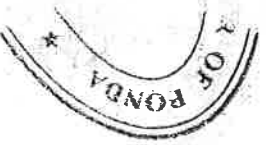
AND WHEREAS in terms of Deed of Rectification dated 8/7/1996 and registered before Sub Registrar at Bicholim and bearing registration No. 755 of Book I volume 118 dated

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2/9/1996 , said Deed of partition dated 23/5/1994 was rectified as regards the area of Plot No. 1,2,3,4 and 6.

AND WHEREAS in terms of Deed of Ratification dated 3/1/2005 and registered before Sub Registrar Ponda andbearing Registration No. 40 at pages 192 to 195 of Book IO volume 2005 dated 10/11/2005 Shri Pradip Vishnu Karande, Smt Vanita Shambhu Sukhtankar and her husband Shri Shambhu Sukhtankar confirmed and ratified the Deed of Partition dated 23/5/1994.

AND WHEREAS in terms of Deed of Sale dated 16/1/1997 and registered before Sub Registrar at Bicholim and bearing registration No. 44 of Book I volume 133 dated 17/1/1992 said Shri Arun Vishnu Karande and his wife Smt Asha Arun Karande sold and conveyed in favour of Shri Sadanand Govind Kannat plot No. 2 admeasuring 473 sq.mts and forming part of the new survey No. 59/11 of village Orgao Taluka Ponda and which plot is more particularly described in schedule written hereunder and hereinafter to as "**SAID PLOT**".



AND WHEREAS wife of Vendor No.1 expired leaving behind the Vendor No. 2 to 5 as her legal heirs/representatives and although the Vendor being Non Goans and Law of communion of Assets is not applicable to the vendors, Vendor No.2 to 5 are joined as Vendors as abundant caution.

AND WHEREAS pursuant to an Agreement dated 29/3/2016 and registered before Sub Registrar Ponda and bearing

Registration No.211/16 at pages 31 to 62 of Book I volume 3138 dated 5/4/2016 executed between the parties hereto, the Vendors have agreed to sell and purchaser has agreed to purchase from the Vendors said plot being plot No.2 admeasuring 473 sq.mts at/for a total price/consideration of Rs. 64,00,000/- (Rupees Sixty Four Lakhs only) being its fair market value which plot is hereinafter referred to as the 'SAID PLOT' and which plot is more particularly described in schedule written hereunder .

AND WHEREAS the purchaser has requested the Vendors to execute the requisite deed of sale in his favour, which the Vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH AS
UNDER :

1.THAT in pursuance to the said agreement and in consideration of the price of Rs. 64,00,000/- (Rupees Sixty Four Lakhs only) paid by the purchaser to the Vendors in the following manner (a) Rs. 11,00,000/- (Rupees Eleven Lakhs only) vide RTGS/Cheque NO. 12064 dated 29/3/2016 drawn on The Bicholim Urban Co-operative Bank Ltd. Ponda, (b) Rs. 15,00,000/- (Rupees Fifteen Lakhs only) vide Cheque NO. 12092 dated 5/8/2016 drawn on The Bicholim Urban Co-operative



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Bank Ltd. Ponda, (c) Rs. 15,00,000/- (Rupees Fifteen Lakhs only) vide RTGS/Cheque NO. 309947 dated 23/9/2016 drawn on Syndicate Bank, Kavle, Ponda, (d) Rs. 12,36,000/- (Rupees Twelve Lakhs Thirty Six Thousand only) vide RTGS/Cheque NO. 154167 dated 3/3/2017 drawn on Syndicate Bank, Kavle, Ponda and (e) Rs. 10,00,000/- (Rupees Ten Lakhs only) vide RTGS/Cheque NO. 154193 dated 6/3/2017 drawn on Syndicate Bank, Kavle, Ponda, and Rs. 64,000/- paid on behalf of the vendors towards T.D.S. (The receipt of which sum the Vendors do hereby admit and acknowledge, and acquit, and discharge the purchaser from the same every part thereof) the Vendors as absolute owner of the said plot being Plot No.2 admeasuring 473 sq.mts do hereby grant, convey, sell, transfer relinquish and assure unto the purchaser, all that plot of land being plot No.2 more particularly described in the schedule written hereunder and more clearly shown in red lines on the plan attached hereto, together with all the yards, compounds, sewers, fences, commons, trees, gullies, water courses, hedges, buildings, structures, ditches ways, waters watercourses, light, liberties, path passage, casements, privileges and appurtenances whatsoever to the said plot or any part thereof belonging to or in any way appertaining or usually held, or occupied therewith or reputed to belong thereof AND ALL the estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights and privileges to the licences, permissions, approvals sanads, plans etc in connection with the said plot and every part thereof



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TO HAVE AND TO HOLD all the said plot 2 hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licences, approval, sanad etc. unto and to the use of Purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues, and duties fines, penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.



2. The Vendors do hereby covenant with the purchaser that notwithstanding any act, deed, matters or things whatsoever done by the Vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made done, omitted or executed knowingly or willingly suffered to the contrary the Vendors, now have in them good right and absolute powers to grant, transfer, convey and assure the said plot unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot and the rights to use the plans, approvals, licences etc. hereby granted with the appurtenances and to receive the rents and profits for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the Vendors or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and

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forever discharged or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, charges and encumbrances whatsoever either already or to be hereinafter had, made, executed, occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claiming by from under or in trust for them, and further that the vendors and all persons having or lawfully or equitably claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for him.

3. The Vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurance in law whatsoever for better and more perfectly assuring the said plot alongwith the license, permissions, approvals etc. hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the purchaser that the Vendors have not done, committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or things whereby the Vendors are prevented from granting and conveying the said plot in the manner aforesaid and where by the same or any part thereof are, is, can



A handwritten signature in ink, appearing to be "R. S. J."

A handwritten signature in ink, appearing to be "J. S. J."

or may be charged, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

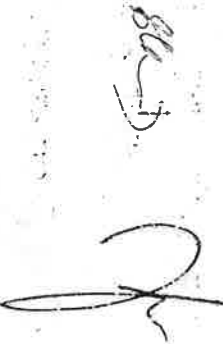
5. The Vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other person or persons having right or obligation therein and if for any defect in the title of the Vendors, the purchaser is deprived of the said plot or any part thereof then the Vendors do hereby undertake to indemnify fully the purchaser.

6. The Vendors further declare that their right to the said plot hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer the said plot in the name of the purchaser in the mutation entry of survey records of Revenue village Tivrem Orgao, Taluka Ponda bearing survey No. 59/11.

The vendor hereby declares that the said plot is not owned by schedule caste or schedule Tribe. The said declaration is given as per the notification RD/LND/LRC/318/77 dated 24/8/1978.

Vendors no. 2 and 3 herein are represented by vendor no.1 as their attorney vide power of attorney dated 12/02/2015, executed before notary Mrs. Kasturi G. Karkera bearing registration no. 1482.

Vendors no. 4 and 5 herein are represented by vendor no.1 as their attorney vide power of attorney dated 05/02/2015,



executed before notary Mrs. Sujata S. Navgira bearing registration no. 786/2015.

The Vendors and the purchaser have executed Agreement for sale 29/03/2016 and registered before sub-registrar Ponda and bearing registration no. 1211/16 at pages 31 to 62 of Book -I /volume 3138 dated 05/04/2016. The purchaser has already paid a stamp duty of Rs. 1,86,000/- which is remitted/adjusted at the time of the present Deed of Sale as per circular no. 35/4/2003-RD dated 06/09/2006 issued by the Under Secretary (Revenue) Revenue Department, Government of Goa, Bardez-Goa.

SCHEDULE

ALL THAT PLOT No.2 admeasuring 473 sq.mts of the property known as "Borod" commonly known as "Bharad" situated at Orgao in Ponda Taluka, in the registration sub-District of Bicholim, District of North Goa, the entire property is described in the Land Registration office of Bicholim under no. 3628 of Book B-1 (new), not enrolled in the Taluka Revenue office and which is part of the survey no. 59, sub-division 11 of village Orgao, and which plot no. 2 is bounded as under:

on the North by plot no.1 of the same property

On the South By Plot No.3 of Shri Shashikant Karande,

On the East By property of Carmel Luiza D'Melo and

On the West By 8 mts wide road.



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IN WITNESS WHEREOF the parties hereto have set subscribed their hands on the day and the year hereinabove mentioned.

SIGNED, SEALED AND DELIVERED
by the within named 'VENDORS'

1. Shri Sadanand Govind Kamat
(SHRI SADANAND GOVIND KAMAT)
(for self and as a attorney of venditor no 2 to 3)
L. H. F. P. R. H. F. P.



Shri Sadanand Govind Kamat

SIGNED, SEALED AND DELIVERED
by the within named 'PURCHASER'

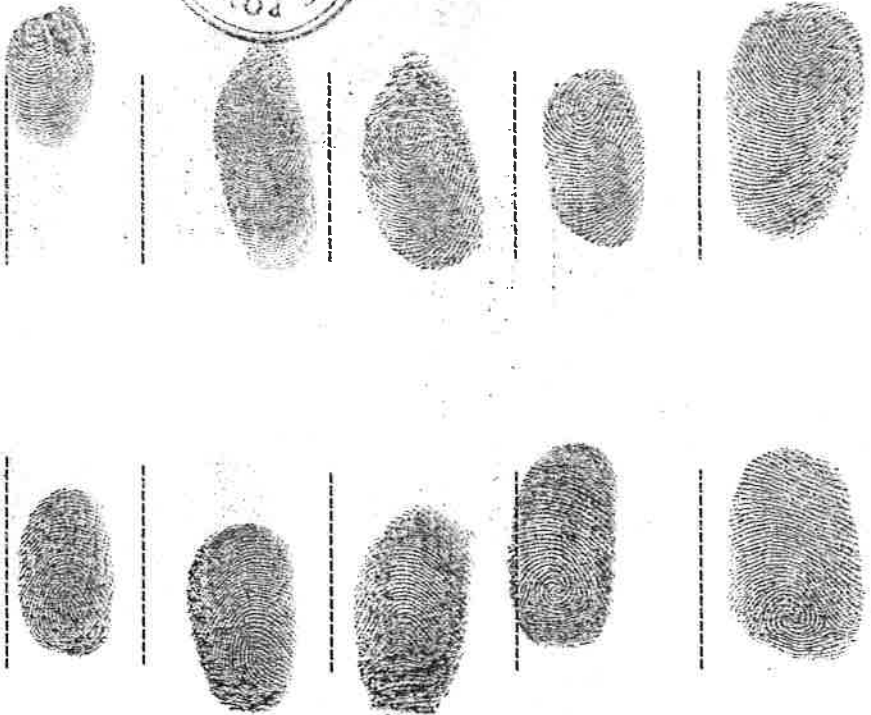
3. _____

(SHRI KISHOR SHRIKANT NAIK)

(proprietor of M/s Pankaj Builders and Developers)

L. H. F. P

R. H. F. P.

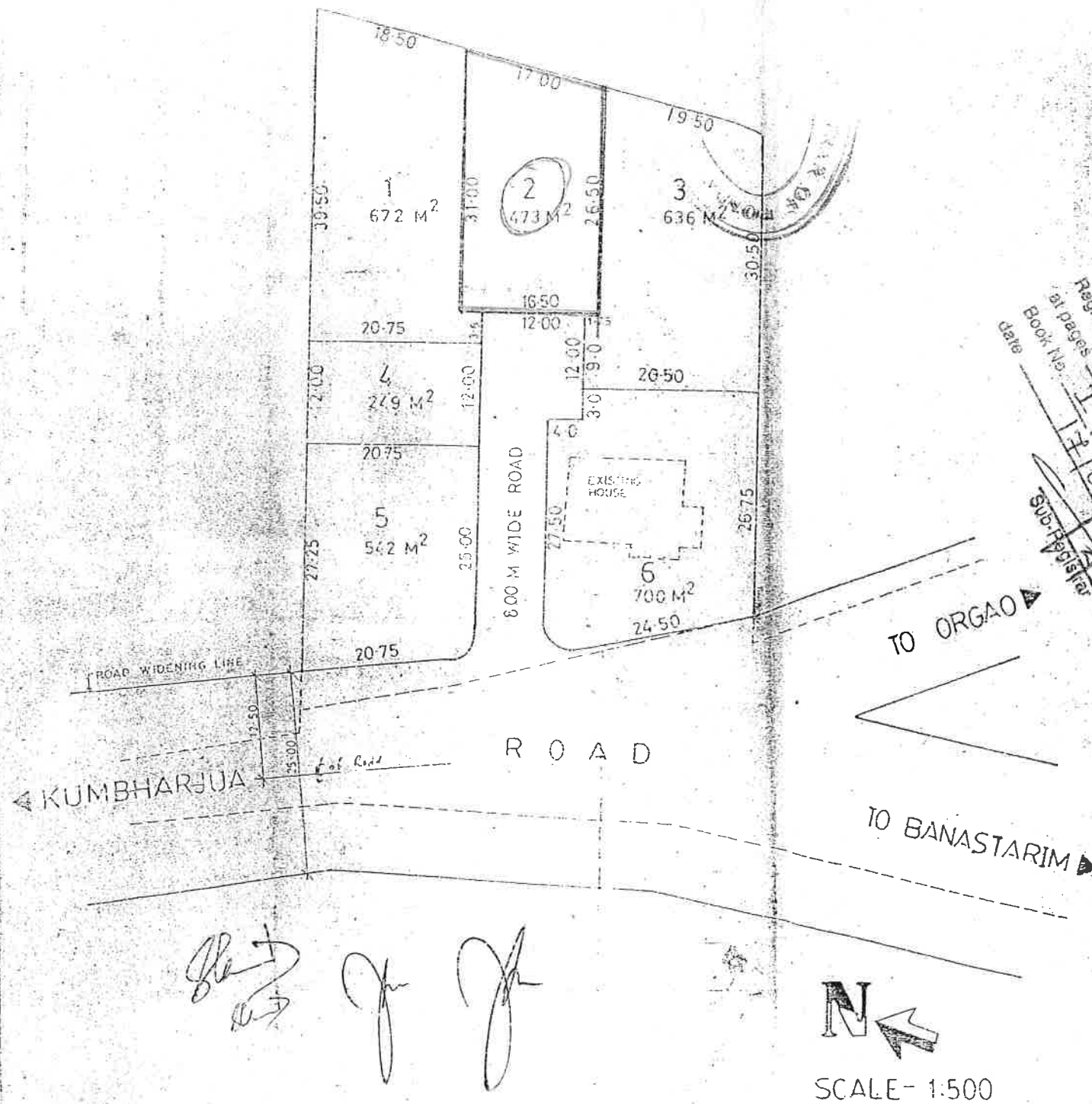


In presence of:

1. SHIVAKAM J B E M J A

2. Pankaj Babu Nair

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Pankaj



AREA STATEMENT

Total area	3737.00 M ²
Road widening	95.00 M ²
Net plot area	3642.00 M ²
Internal road	370.00 M ²
Area under plots	3272.00 M ²

Registered No. 190/190
 at pages 190/190
 Book No. 190/190
 date 17/03/96
 Sub-Register 190/190

Please check letter No. TPP/0151/09/
 59/11/204 dated 15-3-96
 regarding the plans.

B. S. S. S.
 Associate Town Planner
 Town & Country Planning Dept.
 Govt. of Goa
 Ponda - Goa
S. S. S.

SUB-DIVISION OF THE LAND OF SURVEY N ^o 59/11 OF ORGAO VILLAGE PONDA TALUKA	
OWNER: <i>(A. V. K. S. S.)</i>	ARCHITECT: <i>(A. V. K. S. S.)</i> SIRISH KELEKAR ARCHITECT ILVE MANSION, POND. D. A. REG NO. W. B. REG NO.

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5 FEB 2015



AND THEREFORE we do hereby appoint, nominate and constitute our father/ father-in-law **MR. SADANAND GOVIND KAMAT**, s/o Govind Balkrishna Kamat , 76 years of age, married, Indian National, businessman, resident of Flat No. A-11, Swapnashilp, Ganesh Nagar, Kothrud, Pune 411 038, holding PAN Card No. AECPK7557G, as our duly constituted lawful attorney for us, in our name and on our behalf to do the following acts, deeds and things

1. Our said Attorney is authorized to carry out mutation & partition in respect of the properties in Goa state.
2. Our Attorney is authorized to approach any department of the government of Goa as well as autonomous and Semi- Government bodies including the Office of village Panchayat in Goa State in connection with obtaining of licence to construct the compound wall and to do the development in Our properties.
3. Our Attorney is also authorized to obtain construction licence from Government and Semi- Government authorities for the house/ bungalow in Our property/ properties by complying with all the requirement of law.
4. Our Attorney is further authorized to approach Town and Country Planning Department of Government of Goa and or the PPDA to get the plans approved by the said authorized Govt. Semi-Govt. or local Authorities.
5. Our Attorney is authorized to represent us in all Courts or Government offices in all types of cases at Panaji or anywhere in India.
6. To sign Deed of Succession, Deed of Relinquishments of Rights, Deed of Gift and to admit the execution before the Sub-Registration Office or the Notary Ex-officio of any Talukas in Goa State or in Maharashtra state.

To take, adopt and pursue legal proceedings to institute and file suits, criminal cases and appeals including revisions and reviews and all such other legal proceedings as may be necessary or expedient in the opinion of Our said attorney against any person or persons or Government or local body or authority and to demand, filed or adopted against us by any person or persons, and to pursue the same till the final stage. To sign, verify, affirm, declare and file all declarations, petitions, applications, affidavits, plaints, statements, complaints, indentures, memorandum of appeals or any other writing on papers whatsoever and to accept summons, notices and other processes of courts and all public authorities, etc. Take out execution proceedings, to represent me in Law Courts and before all public offices and public authorities in all matters pertaining to or in any way concerning Our share in the properties and to do and cause to be done all such acts, deeds and things as may be necessary or expedient as Our said attorney deems fit and proper in connection therewith and to appoint, advocates, lawyers and solicitors and to discharge him.



9. To appear and represent us before the Mamlatdar of Goa state, Talathe of Mutations, Survey authorities, Dy. Collector & S.D.O. or before any other Government or Semi Government authorities in all matters relating to our property and for that purpose sign and submit all papers and; documents as may be required.

11. To make payment and receive, acknowledgments, etc., in respect of the sale of the immovable properties to any Authorities.

12. The Power Agent is also empowered to enter into agreement of sale and in that connection to advertise for sale, to negotiate for sale, to make necessary payments to the purchaser and sale consideration and to do such other acts for the sale of our immovable property in our name and on our behalf.

13. To sign and execute all other deeds, papers, documents and assurances that are necessary to perform the above acts.

14. To receive the documents from the Registration Office.

15. To take all necessary lawful steps and perform and execute all and every act matter and thing whatsoever in any way necessary and expeditiously to be done in our absence and on our behalf effectively, as we are personally present to do the same.

16. To execute and sign and present for the registration Deed of Sale, Deed of Gift, Deed of Partition, Deed of Rectification of Mistake, Deed of Confirmation and any other Deed or Deeds and to admit the execution thereof. Either as vendor / confirming party.

18. To sign and execute deed of Sale or all other deeds, papers, documents and assurances that are necessary to perform the above acts and to sign and admit the execution of the sale deed before the Sub-Registration office at Panajiwe- Goa or in any part of Goa State.

19. To engage, appoint, terminate advocate / solicitor / chartered accountant as our attorney deems fit.

30. To generally do or cause to be done any other acts, things or deeds on our behalf whenever necessary in respect of the properties in Goa.

31. To apply for certified copies of all the documents, applications and witnesses, and to make payment to the concern departments.

GREATER BOMBAY
BOMBAY
★
Our said property/House as fully and effectually as ourself could do the same if we was personally present.

AND WE hereby agree and undertake to ratify and confirm all and whatsoever Our said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise

of the power, authorities and liberties hereby conferred upon, under and by virtue of this Power of attorney.

IN WITNESS WHEREOF, this power of attorney is executed on the day, month and year hereafter mentioned.



S Dnyanesh

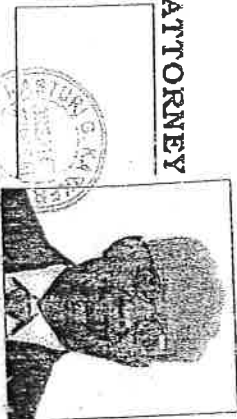
(1) MRS. SHUBHANGI DNYANESH AMONKAR



Dnyanesh

(2) MR. DNYANESH NARENDRA AMONKAR
EXECUTANTS

ATTORNEY



Sadanand

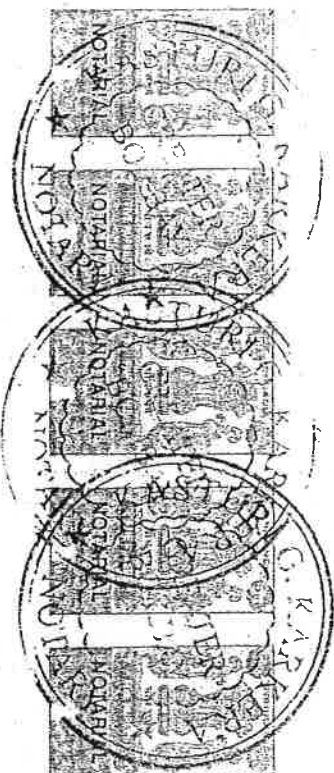
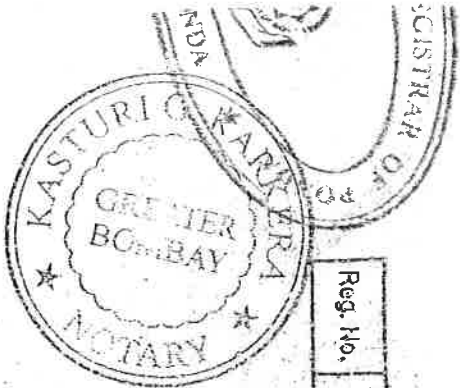
MR. SADANAND GOVIND KAMAT

Before Me

Mrs. Kasturi G. Karkera
12/2/2015

MRS. KASTURI G. KARKERA
ADVOCATE / NOTARY PUBLIC SR. BOMBAY Regn. No. 546
Shop No. 11, Mona Shopping Centre,
Near Navrang Cinema, Andheri (W),
Mumbai-400 058, Expiry Date 03/05/2017

Reg. No. 1482 P No. 51



CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL

SATISH S. S. PILGAONKAR

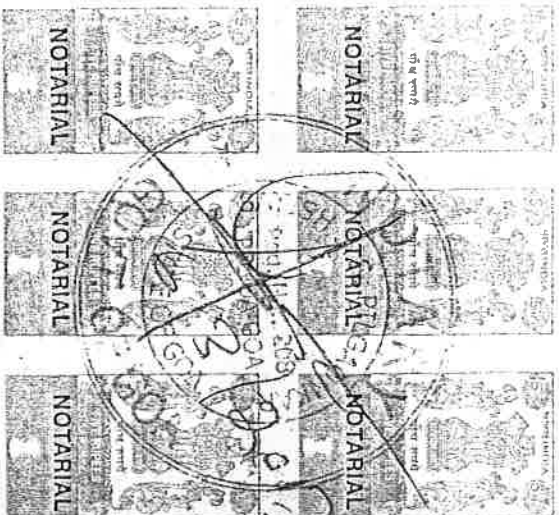
NOTARY

PONDA-GOA

State of Goa (India)

Reg. No. 103/17

Date : 06/03/2017



and his wife. (2) **MRS. YAMINI MAHENDRA KAMAT**, (Yamini Vilas Kaare) wife of Mahendra Sadanand Kamat, 38 years of age, married, Indian National, housewife, PAN card No. AADPK3414F, both residing resident at Flat No. 504, S.No. 19/6+7/2/1, Vanshaj Opulence, Near Shantwe Vihar, Bavdhan, Pune 411 021, do hereby
SEND GREETINGS.

WHEREAS we are most of the time out of station and not in position to do all the legal affairs and therefore we intend to appoint somebody as our Attorney.

AND THEREFORE we do hereby appoint, nominate and constitute our father/ father-in-law **MR. SADANAND GOVIND KAMAT**, s/o Govind Bal Krishna Karnat 76 years of age, married, Indian National, businessman, resident of Flat No. A - 11, Swapnashilp, Ganesh Nagar, Kothrud, Pune 411 038, holding PAN Card No: AECPK 7557G, as our duly constituted lawful attorney for us, in
our name and on our behalf to do the following acts, deeds and things:

Our said Attorney is authorized to carry out partition in respect of the properties in Goa state.

2. Our Attorney is authorized to approach any department of the government of Goa as well as autonomous and Semi-Government bodies including the Office of village Panchayat in Goa State in connection with obtaining of Licence to construct the compound wall and to do the development in Our properties.

3. Our Attorney is also authorized to obtain construction licence from Government and Semi- Government authorities for the house/ bungalow in Our property/properties by complying with all the requirement of law.



4. Our Attorney is further authorized to approach Town and Country Planning Department of Government of Goa and or the PPDA to get the plans approved by the said authorized Govt. Semi-Govt. or local Authorities.

5. Our Attorney is authorized to represent us in all Courts or Government offices in all types of cases at Panaji or anywhere in India.

6. To sign Deed of Succession, Deed of Relinquishments of Rights, Deed of Gift and to admit the execution before the Sub-Registration Office or the Notary Ex-officio of any Talukas in Goa State or in Maharashtra state.

7. To take, adopt and pursue legal proceedings to institute and file suits, criminal cases and appeals including revisions and reviews and all such other legal proceedings as may be necessary or expedient in the opinion of Our said attorney against any person or persons or Government or local body or authority and to demand, filed or adopted against us by any person or persons, and to pursue the same till the final stage. To sign, verify, affirm, declare and file all declarations, petitions, applications, affidavits, complaints statements, complaints, indentures, memorandum of appeals or any other writing on papers whatsoever and to accept summons, notices and other processes of courts and all public authorities, etc. Take out execution proceedings, to represent me in Law Courts and before all public offices and public authorities in all matters pertaining to or in any way concerning Our share in the properties and to do and cause to be done all such acts, deeds and things as may be necessary or expedient as Our said attorney deems fit and proper in connection therewith and to appoint advocates, lawyers and solicitors and to discharge him.



9. To appear and represent us before the Mamlatdar of Goa state, Talathe of Mutations, Survey authorities, Dy. Collector & S.D.O. or before any other Government or Semi Government authorities in all matters relating to our property and for that purpose sign and submit all papers and; documents as may be required.

11. To make payment and receive, acknowledgments, etc., in respect of the sale of the immovable properties to any Authorities.

12. The Power Agent is also empowered to enter into agreement of sale and in that connection to advertise for sale, to negotiate for sale, to make necessary payments to the purchaser and sale consideration and to do such other acts for the sale of our immovable property in our name and on our behalf.

13. To sign and execute all other deeds, papers, documents and assurances that are necessary to perform the above acts.

14. To receive the documents from the Registration Office.

15. To take all necessary lawful steps and perform and execute all and every act matter and thing whatsoever in any way necessary and expeditiously to be done in our absence and on our behalf effectively, as we are personally present to do the same.

16. To execute and sign and present for the registration Deed of Sale, Deed of Gift, Deed of Partition, Deed of Rectification of Mistake, Deed of Conformation and any other Deed or Deeds and to admit the execution thereof. Either as a vendor / confirming parties.



18. To sign and execute deed of Sale or all other deeds, papers, documents and assurances that are necessary to perform the above acts and to sign and admit the execution of the sale deed before the Sub-Registration office at Panaji Goa or in any part of Goa State.

19. To engage, appoint, terminate advocate / solicitor / chartered accountant as our attorney deems fit.

30. To generally do or cause to be done any other acts, things or deeds on our behalf whenever necessary in respect of the properties in Goa.

31. To apply for certified copies of all the documents, applications and writings, and to make payment to the concern departments.

AND GENERALLY to, do execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of Our said attorney ought, to be done, executed and performed in relation to Our said property/House as fully and effectually as ourself could do the same if we was personally present.

AND WE hereby agree and undertake to ratify and confirm all and whatsoever Our said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this Power of attorney.



IN WITNESS WHEREOF, this power of attorney is executed on the day, month and year hereafter mentioned.

Yamini



(1) MAHENDRA SADANAND KAMAT

Yamini Kamat



(2) MRS. YAMINI MAHENDRA KAMAT
(YAMINI VILAS KATRE)

EXECUTANTS

REG. SU.
NAVIG.
IST. PL.
No. 1017

INDIA

ATTORNEY



MR. SADANAND GOVIND



Sujata

BEFORE ME

Sujata

Mrs. Sujata S. Navgire
NOTARY, GOVT. OF INDIA
PUNE DISTRICT

TRUE COPY

Sujata

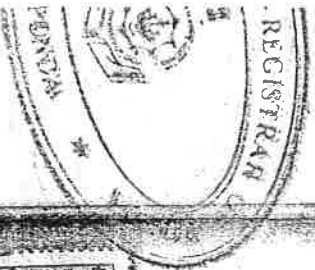
Mrs. SUJATA S. NAVGIRE
NOTARY, GOVT. OF INDIA
PUNE DISTRICT



NOTED AND REGISTERED
AT SR. NO. 786/2015

DATE:

05 FEB 2015





SATISH S. S. PILGAONKAR

NOTARY

PONDA-GOVT.
State of Goa (.., d)

Reg. No. 104/17

Date : 06/03/2017



EXECUTING PARTIES

1. Shri Sadanand Govind Kamat, son of Govind Kamat age 77 years, widower, business, R/o A-11, Swapnaship, Ganesh Nagar, Kothrud, Pune 411038, Maharashtra, Indian National, for self and as a attorney of vendors no. 2 to 5.

2. Shri Kishor Shrikant Naik, s/o. Shrikant Naik, age 42 yrs, married, businessman, Indian National, R/o Dhavli, Ponda, Goa, sole proprietor of M/S Pankaj Builders And Developers.

executing parties
M/s. ou K
admits execution of the so called
Sale deed

Sadanand Govind Kamat

Kishor Shrikant Naik

Shri Batishkumare Shambha Sherni
Filgoonkar, Advocate, major age
induced, Indian National, residing
at Ponda Goa

and known to the Sub-Registrar
states that he personally knows the
above execution and identifies him

Ponda dated 06/03/2017

SUB-REGISTRAR
PONDA

Registered No. 40917
at pages 190 to 214
Book No. I Volume No. 3362
date 17/03/2017

~~Sub-Registrar~~

