



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400605283

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 14-08-2024 20:09:24

Name and Address of Party: HARDEEP | 9899560094
15 3 Western Avenue Sainik Farms Kanpur South Delhi

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 2349500.00

Total Amount: ₹ 2,349,500.00

(Rs. Twenty Three Lakh Forty Nine Thousand Five
Hundred Only)

Department Data:

202400045407 NOTARY|202400045407 NOTARY

Bank ref No:

Status:

Success

Payment Date:

14-08-2024 20:37:13

Reprint Date: 16/08/2024 20:24:51



2024-BR-4957
6/9/24

SPECIAL POWER OF ATTORNEY

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[Signature]

THIS SPECIAL POWER OF ATTORNEY is executed on this 06th day of ~~August~~^{September}, 2024 at Mapusa, Taluka Bardez and Sub-District of Bardez, Goa, India.

BY

MRS. MARIA CELIA DE MELLO alias CELIA DMELLO alias CELIA ELETERIO DMELLO, daughter of Late Mr. Joao Benedito Pereira, age 71 years, landlady, widow, holding PAN Card No. _____, holding Aadhaar Card No. _____, Indian National, and resident of House No. 1638, Saipem, Candolim, Bardez, Goa - 403515 and hereinafter referred to as the "FIRST PARTY" or "OWNER" or "EXECUTANT" [which expression shall wherever the context so requires or admits, mean and include her respective legal heir, executors, successors- in-interest and administrators] of the ONE PART.

IN FAVOUR OF

MR. HARDEEP SINGH BHALLA, Authorized Partner (duly authorized by LLP resolution dated 01.08.2023) of **ESVILA ESTATES LLP**, a limited liability partnership duly incorporated pursuant to Section 12(1) of the Limited Liability Partnership Act 2008, son of Mr. Trilochan Singh Bhalla, major in age, married, businessman, Indian National, holding PAN Card No. _____, Aadhaar Card No. _____

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and resident of 15/3, Western Avenue, Sainik Farms, Khanpur, South Delhi – 110062, and also resident of Apartment bearing no. 304, Irene Altezza, Pilerne, Bardez – Goa., hereinafter referred to as the **"SECOND PARTY"** or **"DEVELOPER"** or **"ACCEPTOR"** [which expression shall whenever the context so requires or admits mean and include its administrators, executors and successors-in-interest) of the **OTHER PART**.

The OWNER and DEVELOPER are together referred to as 'PARTIES'

RECITALS

Whereas

That the OWNER above named represents that she is the absolute owner of a PROPERTY known as "Araddi do Priorado de S. Tome or "Priorado de S. Tome" or "Aradi" or "S. Tome" or "Aradhi" or "God Xetacho Bandh" presently surveyed under Survey No. 53/1D of Candolim, Bardez-Goa admeasuring a total area of 13,051 sq. mts., which property is described under Description No. 19771 and 19772 of Book B-51 (New) of Bardez, and enrolled in the Land Revenue Office of Bardez under Matriz No. 541 and 545 of Candolim and is bounded as follows:

On the North - Partly by Boundary of Village Saligao beyond which lies Survey No. 113/0 of Village Saligao and

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partly by the property Bearing Survey No. 53/1-B;
On the South: Partly by the Public Road and partly by the
property bearing Survey No. 53/1-B;
On the West-By the property surveyed under Survey No.
52/1-C; and:
On the East- By the property bearing Survey No. 53/1-B;
Hereinafter referred to as "Schedule Property".

The OWNER has entered into a "Development Agreement" dated 16th August, 2024, with the DEVELOPER abovenamed & CO – DEVELOPER namely SAIPM IMMOBILIERS PRIVATE LIMITED.

As per the Development Agreement, the DEVELOPER has agreed to build and deliver to the OWNER & the CO – DEVELOPER, the following villas i.e. the villa no. 1 (comprising 1 villa) equivalent to or approximately 7% of the Saleable Area in the Schedule Property, to the OWNER ['OWNER'S SALEABLE AREA'] and Villas No. 7,8,9,11,15,16 (comprising a total of 6 villas) equivalent to or approximately 33% of the Saleable Area in the Schedule Property, to the CO - DEVELOPER ['CO – DEVELOPER'S SALEABLE AREA'] and retain for itself the remainder super built area along with the right to retain proportionate undivided share, right, title and interest in the said land i.e. villa nos. 2,3,4,5,6,10,12,13,14,17 and 18 (comprising a total of 11 villas) equivalent to 60 % of the saleable area in the said property referred as the ['DEVELOPER'S

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SALEABLE AREA'], as per the terms and conditions agreed to inter se in the said Development Agreement.

This Specific Power of Attorney shall not, in any way, transgress the Development Agreement and shall be harmoniously constructed along with the Development Agreement.

As per the terms of the Development Agreement, I, the OWNER am executing this Special Power of Attorney to appoint and constitute the DEVELOPER as my lawful attorney to act in my name and on my behalf inter alia to do all or any of the following acts, deeds and things as to the Schedule Property, that is to say:

POWER TO DEVELOP:

The DEVELOPER shall be entitled to develop the Schedule Property in the manner more fully set out in the Development Agreement referred to hereinabove and in pursuance thereto they shall be entitled to:

To apply for and obtain the permission under the Town and Country Planning Act, for all construction/development related activities and to obtain the receipt of the same and for the said purpose to sign, and execute all letters, challans, applications, undertakings, declarations, indemnities, bonds, agreements etc. as may be necessary

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or required by the concerned authorities.

To submit plans for construction of Residential Complex to be constructed on Schedule Property to the Village Panchayat, and/all/any other Competent authority/s and to get the same sanctioned/amended or revised in accordance with rules and regulations thereof to prepare, submit and execute all applications, forms, affidavits, undertakings, writings as may be necessary for obtaining the said approvals and sanction of such modified plans, in accordance with the terms of the Development Agreement.

To appear and represent me before the Sub-Registrar, Mamlatdar of Bardez, Dy. Collector and S.D.O., Collector, Town and Country Planning Department, North Goa Planning and Development Authority, P.W.D., Electricity Department, village Panchayat, City survey, Health Department, Primary Health Centre, Land survey Department and all other authorities for all purposes as may be required, as well as to apply for and obtain the required N.O.C./Permissions etc. for the purpose of carrying out construction in the Scheduled Property and apply for and obtain orders for change of land use, if necessary, or for grant of any plans, licenses, sanctions, orders etc., and obtain all such licenses, no objections, permissions and for the said and other purposes incidental thereto, to sign and execute necessary petitions,

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applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary to secure plans, modified plans, licenses and other permissions for construction and other purposes in the Schedule Property and also apply for renewal or modifications therefore and pay necessary charges and levies and sums thereof.

To entrust/assign the development work to such contractors, labour, workmen, person/s or companies our attorney/s deem fit.

To apply for and to obtain Commencement Certificate, Occupation Certificate, Completion Certificate and other Certificates, Permissions, Orders etc., in respect of the Residential Complex to be constructed and completed on the Schedule Property from the concerned authorities, in accordance with the terms of the Development Agreement.

To apply for and secure electricity, water and sanitary connections, and other requirements which may be required in the Schedule Property and/or to the Residential Complex to be constructed from the concerned authorities, in accordance with the terms of the Development Agreement.

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To correspond with all Private, Government, Semi Government and other Bodies or Boards for undertaking development or construction on the Schedule Property and for the same, to sign and execute all letters, applications, undertakings, declarations, indemnities, etc. as may from time to time necessary or as may be required by the concerned authorities, in accordance with the terms of the Development Agreement.

To appear on my behalf and in my name and to represent my interest before the City Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities and village Panchayat of Calangute and other Government and Semi-Government offices, for the renewal or grant of licenses and permits or for any other purposes as may be necessary under any Local Acts, Rules or regulations and also to appear before any public or Government Office or other Authorities whomsoever in any matter relating to the development of the Schedule Property, in terms of the Development Agreement.

To appear for and represent me before any and all concerned Authorities and parties as may be necessary, required or advisable for or in connection with the development of the Schedule Property, in accordance with the terms of the Development Agreement.

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To appoint architects, surveyors, engineers, contractors and other professional agencies as may be necessary for the development of Schedule Property and for construction thereon;

To modify or renew the existing plan for the development of the Schedule Property and to submit the same for approval to the Goa development authority, Panchayat and other competent local/State, Central Government Authorities, subject to and in accordance with the terms of the Development Agreement.

To pay taxes, rates, charges etc., in respect of the Schedule Property and to make all deposits, payments and other statutory dues that may become necessary for obtaining sanction and permissions from the concerned in respect of development of the Schedule Property.

SALE OF THE PROPERTY:

As per the Development Agreement, the DEVELOPER is entitled to the DEVELOPER'S SALEABLE AREA and in pursuance thereto the DEVELOPER shall be entitled to also:

To appear and represent me before the Sub-Registrar, Mamlatdar, Dy. Collector and S.D.O., Collector, Dy. Town Planner, Town and Country Planning Department, North Goa Planning and Development Authority, Electricity

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Department, village Panchayat, City survey, Health Department, Primary Health Centre, Land Survey Department, Government of Goa, Chief Secretary, and all other statutory authorities for all purposes as may be required, with respect to the said DEVELOPER'S SALEABLE AREA .

To negotiate for sale or otherwise dispose of by way of sale, assignment, exchange, gift or to lease, sub-lease or create a mortgage, the DEVELOPER'S SALEABLE AREA i.e. villa nos. 2,3,4,5,6,10,12,13,14,17 and 18 along with the undivided proportionate share right title and interest in the land in the Schedule Property and to enter into and execute such agreements or deeds for sale or lease or assignment or gift or mortgage in this regard on the terms and conditions so decided by the Attorney.

To sign, execute, enter into an agreement for sale, agreement for sale cum construction, Agreement, Memorandum of Understanding etc., with any person/s etc. for sale of the DEVELOPER'S SALEABLE AREA i.e. villa nos. 2,3,4,5,6,10,12,13,14,17 and 18 along with the undivided proportionate share right title and interest in the land in the Schedule Property and to accept consideration towards the same and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.

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and registration of any such deed/s.

To execute a Sale Deed, Mortgage Deed, Gift Deed, Lease Deed or any kind of deed/s with respect to the DEVELOPER'S SALEABLE AREA, i.e. villa nos. 2,3,4,5,6,10,12,13,14,17 and 18 along with the undivided proportionate share right title and interest in the land in the Schedule Property, in favour of any person/s on my behalf and to admit the execution thereof, to present the same for registration before the office of the Sub Registrar of Bardez at Mapusa and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.

To present the said deed/s for registration before the sub-registrar of Bardez with respect to the DEVELOPER'S SALEABLE AREA i.e. villa nos. 2,3,4,5,6,10,12,13,14,17 and 18 along with the undivided proportionate share right title and interest in the land in the Schedule Property, and to do all acts, deeds for more fully transferring/conveying the DEVELOPER'S SALEABLE AREA i.e. villa nos. 2,3,4,5,6,10,12,13,14,17 and 18 in favour of the said purchaser/nominee/person/s etc., and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.

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To execute any Deed/s of Rectification/Ratification as may be required for the effective transfer of the DEVELOPER'S SALEABLE AREA i.e. villa nos. 2,3,4,5,6,10,12,13,14,17 and 18 along with the undivided proportionate share right title and interest in the land in the Schedule Property, and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.

In pursuance to the above and strictly in relation the DEVELOPER'S SALEABLE AREA, to receive in our Attorney's name the sale consideration, loans, rents from the purchaser or purchasers or mortgagee or Lessee or any other person and to give good, valid receipt and discharge for the same. The Attorney may deliver possession of the portions of the DEVELOPER'S SALEABLE AREA sold or leased or mortgaged or gifted. The sums received in relation to the DEVELOPER'S SALEABLE AREA may be retained and used by my attorney in any manner they deem fit and need not be paid to me in view of the Development Agreement.

In pursuance to the above, to execute and thereafter to present any Agreement/s, Assignment Deeds, Gift Deeds, Mortgage Deeds or Lease Deeds and on obtaining occupancy certificate execute and registered the Sale Deeds or other Conveyances in respect of the

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DEVELOPER'S SALEABLE AREA i.e. villa nos. 2,3,4,5,6,10,12,13,14,17 and 18 along with the undivided proportionate share right title and interest in the land in the Schedule Property, or portions thereof and admit the execution thereof before the Sub-Registrar having authority for and to have the same registered in the manner required under law and to do all acts, deeds and things, which the said attorney/s shall consider necessary or in any other manner as my attorney/s may deem it fit so as to fully and effectually convey the same.

To sign and execute necessary documents, declarations, affidavits, undertakings and other documents required for completion of sale and/or transfer and/or alienation of the DEVELOPER'S SALEABLE AREA in the Schedule Property or in respect of any matter relating to the Schedule Property and to do all other acts, deeds and things that may be necessary for achieving the purposes mentioned in the Development Agreement, and for fully and effectually conveying the share of the Developer's Saleable Area in the land and/or the built up area in the Schedule Property, as I could do myself, if present.

I, HEREBY AUTHORIZE and empower the said Attorney, only after obtaining my prior written consent, to delegate all or any of the aforementioned powers granted under this Power of Attorney to any other person or substitute any other person identified by him/it as the attorney under this

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Power of Attorney, where upon such substitute shall be deemed to be the attorney for the purposes of this Attorney and on such terms and conditions as may be deemed appropriate and to cancel/revoke such delegated powers to other person. The delegation of power shall not affect the power vested in my Attorney. This power of attorney is executed in pursuance to the Development Agreement and shall be irrevocable throughout the term of the Development Agreement, and shall cease to be effective on the termination of the Development Agreement.

I, HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever the said Attorney may lawfully do pursuant to this Power of Attorney.

SCHEDULE PROPERTY referred to hereinabove

All that piece and parcel of the distinct immovable property known as "Araddi do Priorado de S. Tome or "Priorado de S. Tome" or "Aradi" or "S. Tome" or "Aradhi" or "God Xetacho Bandh", or "Orda Aradhi" situated at Candolim presently surveyed under Survey No. 53/1-D of Village Calangute, admeasuring a total area of 13,051 sq. mts., which property is described under Description No. 19771 and 19772 of Book B-51 (New) of Bardez, and enrolled in the Land Revenue Office of Bardez under Matriz No. 541 and 545 of Candolim Bardez, bounded as follows:

On the North: Partly by Boundary of Village Saligao beyond which lies Survey No. 113/0 of Village Saligao and partly by the

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property Bearing Survey No. 53/1-B;

On the South: Partly by the Public Road and partly by the property bearing Survey No. 53/1-B;

On the West: By the property surveyed under Survey No. 52/1-C; and;

On the East: By the property bearing Survey No. 53/1-B.

DEVELOPERS SALEABLE AREA

ALL THAT VILLA nos. 2,3,4,5,6,10,12,13,14,17 and 18 along with the undivided proportionate share right title and interest in the land in the Schedule Property, equivalent to 60 % of the saleable area in the said property referred as the ['DEVELOPER'S SALEABLE AREA'] and the same is shown on Annexure – C of the Development Agreement.

That the value of undivided right and share of the land equivalent to 60% of the saleable area in the said property admeasuring 7831 is valued @ Rs.6000/- (Rupees Six Thousand Only) per square meter which is amounting to Rs.4,69,86,000/- (Rupees Four Crores Sixty Nine Lakhs Eighty Six Thousand Only) and accordingly the stamp duty for Specific Power of Attorney of 5% amounting to Rs.23,49,300/- (Rupees Twenty Three Lakhs Forty Nine Thousand and Three Hundred Only) is paid herewith.

In Witness whereof, the Parties above named are executing this SPECIAL POWER OF ATTORNEY in the presence of witnesses attesting hereunder on the day, month and year hereinabove first mentioned.

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SIGNED SEALED AND DELIVERED
BY THE WITHINAMED
FIRST PARTY/OWNER/EXECUTANT
MRS. MARIA CELIA DE MELLO alias
CELIA DMELLO alias CELIA ELETERIO
DMELLO, OF THE ONE PART.



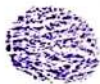
Celia Dmello
L.H.F. Prints



R.H.F. Prints



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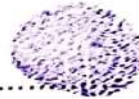
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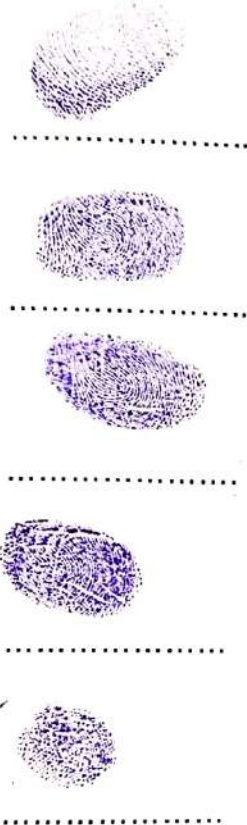
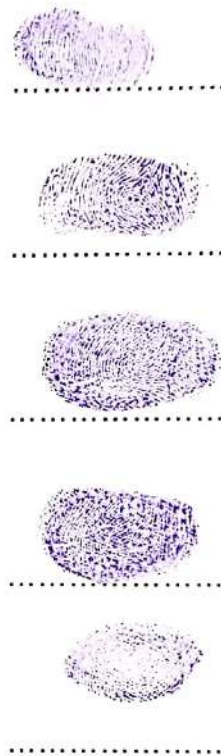
SIGNED SEALED AND DELIVERED
BY THE WITHINAMED
SECOND PARTY/DEVELOPER/ACCEPTOR
MR. HARDEEP SINGH BHALLA,
OF THE OTHER PART.



L.H.F. Prints

Handwritten signature

R.H.F. Prints



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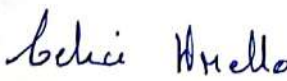
WITNESSES :

1. NAME : Mr. Harshkumar Amarjeet Takrani
FATHER'S NAME : Amarjeet Takrani
AGE : 39 years
OCCUPATION : Service
AADHAAR CARD NO. :
MARITAL STATUS : Married
MOBILE NO. :
ADDRESS : H1D1, Devashri Garden, Near NH 17,
Porvorim, VTC:Porvorim,
PO:Secretariate, District:North Goa,
State:Goa, PIN Code:403521.

SIGNATURE : 

2. NAME : Mr. Dhiraj Kanolkar
FATHER'S NAME : Dattaram Kanolkar
AGE : 33 years
OCCUPATION : Business
AADHAAR CARD NO. :
MARITAL STATUS : Married
MOBILE NO. :
ADDRESS : House No. 709, Chonsai Palniwada,
Parxem, Pernem, North Goa, Goa -
403512.

SIGNATURE : 







Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-Sep-2024 02:44:27 pm

Document Serial Number :- 2024-BRZ-4957

Presented at 02:40:31 pm on 06-Sep-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2349180
2	Registration Fee	1000
3	Processing Fee	1680
Total		2351860

Stamp Duty Required :2349180/-

Stamp Duty Paid : 2349500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	HARDEEP SINGH BHALLA Authorized Partner Of ESVILA ESTATES LLP ,Father Name:Trilochan Singh Bhalla, Age: 55, Marital Status: ,Gender:Male,Occupation: Business, Address1 - W-15/3, Western Avenue, Sainik Farms, Khanpur, South Delhi - 110062., Address2 - , PAN No.:			

Executer

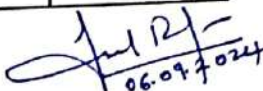
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIA CELIA DE MELLO Alias Celia Dmello Alias Celia Eleterio Dmello , Father Name:Late Joao Benedito Pereira Alias Benedito Pereira, Age: 71, Marital Status: Widow ,Gender:Female,Occupation: Land Lady, House No. 1638, Saipem, Candolim, Bardez, Goa., PAN No.:			
2	HARDEEP SINGH BHALLA Authorized Partner Of ESVILA ESTATES LLP , Father Name:Trilochan Singh Bhalla, Age: 55, Marital Status: ,Gender:Male,Occupation: Business, W-15/3, Western Avenue, Sainik Farms, Khanpur, South Delhi - 110062., PAN No.:			

24. 2:44 PM

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Harshkumar Amarjeet Takrani, Age: 39, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403521, H. No. 101 Devashri Garden Near NH17 Porvorim PO Secretariat, H. No. 101 Devashri Garden Near NH17 Porvorim PO Secretariat, Socorro, Bardez, NorthGoa, Goa			
2	Name: Dhiraj Kanolkar, Age: 33, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403512, H. No. 709 Chonsai Palniwada Parxem, H. No. 709 Chonsai Palniwada Parxem, Pernem, Pernem, NorthGoa, Goa			


06.09.2024
Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-4957

Book :- POA Register Document
Registration Number :- **BRZ-POA Register-36-2024**
Date : 06-Sep-2024

Jul 12/5
06.09.2024

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

SUB-REGISTRAR
BARDEZ